

Downtown Berkeley

Property-Based Business Improvement District

Berkeley, California

Management District Plan



October 24, 2025

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*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
and Article XIIIID of the California Constitution
to create a property-based business improvement district.*

MANAGEMENT DISTRICT PLAN
for renewal of the
Downtown Berkeley
Property-Based Business Improvement District (PBID)

Table of Contents

<u>Section Number</u>	<u>Page Number</u>
1. Executive Summary	1
2. PBID Boundary	5
3. PBID Activity and Improvement Plan	7
4. PBID Assessment Budget	14
5. Assessment Methodology	16
6. PBID Governance	23
7. Assessment Roll	24

ATTACHMENT

- A. Engineer's Report
- B. Base Level Services Agreement

SECTION 1: EXECUTIVE SUMMARY

The Downtown Berkeley Property-Based Business Improvement District (“PBID”) was first formed in 2011 and renewed in 2016. Building on the success of the PBID over the last 15 years, Downtown property and business owners seek to renew the district for an additional 10 years. The Downtown Berkeley Association (DBA) board of directors has approved a new PBID Management District Plan that responds to market trends and respond to conditions that can be reasonably expected through the next ten years.

As part of the PBID renewal initiative, the DBA engaged Progressive Urban Management Associates (PUMA) to analyze downtown dynamics and prepare a Strategic Plan to help guide Downtown and the PBID for the next 10 years. More than 700 Downtown Berkeley stakeholders contributed to the strategic planning process, including property owners, merchants, nonprofits, residents, students and civic partners. The key takeaways from the strategic plan found that:

- Downtown has ongoing challenges related to the unhoused population and storefront vacancies.
- The DBA is under-capitalized to address these challenges and needs to build organizational and financial capacity to provide impactful solutions.

It was clear that Downtown stakeholders and the DBA have 4 clear objectives and goals:

1. Ensure Downtown is consistently clean, safe and welcoming
2. Attract, retain and support locally owned businesses and nonprofits
3. Bring residents and visitors Downtown to patronize businesses, nonprofits and the arts
4. Be the leading convener and advocate for Downtown Berkeley.

The new Management District Plan will provide services to help address these challenges and meet these goals. Specific enhancements to the Downtown improvement program include:

1. Continuation of current Clean, Safe, Beautification, Marketing & Activation services
2. Reinstating a Safety Ambassador program, and
3. Option of later adding a staff member solely focused on Economic Development and Placemaking.

Summary Management Plan

Pursuant to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code § 36600 et seq.) (the “PBID Law”), the PBID is proposed to be renewed for a 10-year term. Upon receipt of petitions signed by property owners representing greater than 50% of the PBID assessable budget, the City will initiate a ballot procedure to officially form the PBID. Governed by the Downtown Berkeley Association as the Owners’ Association, the PBID will deliver enhanced services to improve and convey special benefits to properties located within the PBID boundary, above and beyond those provided by the City.

The PBID will provide enhanced environmental improvements and activities, such as cleaning the Downtown, improving safety, beautifying the Downtown; as well as economic vitality enhancements such as marketing, communications and special events. Each of the activities is designed to meet the goals of the District; to improve the appearance and safety of the PBID, to

increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services.

Location	The District boundary encompasses the core of the Downtown area focused along the Shattuck and University Avenue corridors in Downtown Berkeley. To assess for the special benefit each parcel receives from the PBID activities, two benefit zones will continue. (See Section 2 for full description and boundary map.)
Services & Activities	<p>The PBID will finance services that will enhance the experience within the Downtown area for property owners, businesses, residents, employees, and visitors, including:</p> <p><u>Clean, Safe and Beautiful:</u></p> <ul style="list-style-type: none">• Cleaning/Hospitality Ambassadors will provide sweeping, scrubbing and pressure washing sidewalks, litter and graffiti removal, trash removal, visitor information, merchant outreach, city services liaison, event support.• Homeless Outreach Ambassador will provide outreach and referrals for shelter and social services to unhoused persons in the district.• The Ambassadors and Economic Vitality team will provide beautification and placemaking improvements that make Downtown Berkeley more visually attractive, which may include enhanced landscaping, public art, holiday décor, signage, streetscape, planters, urban design, etc.• A new Safety Ambassador program will address public safety concerns, mental health crises, open drug use, and safety escorts, and work with local police and business and property owners to prevent crime and address quality of life issues. <p><u>Marketing & Activation:</u></p> <ul style="list-style-type: none">• The Economic Vitality team will support Downtown Berkeley's evolution as a regional destination for arts, culture and entertainment, including:• Marketing and communications to support PBID activities and improvements and promote a positive image for Downtown Berkeley.• Special events and promotions to bring more customers and economic vitality to the Downtown. <p><u>Economic Development & Placemaking:</u> <i>(These services are proposed as an optional enhancement to the PBID, subject to DBA board approval, but are not included in Year 1 budget.)</i></p> <ul style="list-style-type: none">• A new Economic Development Placemaking Manager will promote and support local business and property owners with a focused role on reducing empty storefronts, retaining and attracting businesses, compiling hyper-local market data, and other efforts that attract investment to the Downtown.• This new Manager will also focus on new placemaking programs to beautify Downtown and attract new investment and visitors to the

	<p>Downtown including murals, window graphics/displays, sculpture, sidewalk seating/commerce and other activations.</p> <p><u>Advocacy, Management & Contingency:</u></p> <ul style="list-style-type: none">• The CEO and the DBA team will advocate for policy issues that will improve the Downtown business environment,• And demonstrate leadership through research and community education to represent the Downtown community with one clear voice• And provide daily management to carry out the day-to-day PBID operations,• And manage contingency for unforeseen expenses.																														
Method of Financing	Levy of assessments upon real property that receive a special benefit from enhanced services.																														
Budget	<p>The total budget for its first year of operations is \$2,917,537, as follows:</p> <table><tr><th>EXPENDITURES</th><th>TOTAL BUDGET</th><th>% of Budget</th></tr><tr><td>Clean, Safe and Beautiful</td><td>\$2,234,962</td><td>76.60%</td></tr><tr><td>Marketing and Activation</td><td>\$438,672</td><td>15.04%</td></tr><tr><td>Management & Contingency</td><td>\$243,903</td><td>8.36%</td></tr><tr><td>Total Expenditures</td><td>\$2,917,537</td><td>100.00%</td></tr><tr><th>REVENUES</th><th></th><th></th></tr><tr><td>PBID Assessments</td><td>\$2,668,086</td><td>91.45%</td></tr><tr><td>General Benefit (1)</td><td>\$58,351</td><td>2.00%</td></tr><tr><td>Other Revenues (2)</td><td>\$191,100</td><td>6.55%</td></tr><tr><td>Total Revenues</td><td>\$2,917,537</td><td>100.00%</td></tr></table> <p>(1) A certified engineer has estimated that the general benefit from the PBID services accounts for \$58,351 of the estimated budget.</p> <p>(2) Revenues from events, contract services and other sources.</p>	EXPENDITURES	TOTAL BUDGET	% of Budget	Clean, Safe and Beautiful	\$2,234,962	76.60%	Marketing and Activation	\$438,672	15.04%	Management & Contingency	\$243,903	8.36%	Total Expenditures	\$2,917,537	100.00%	REVENUES			PBID Assessments	\$2,668,086	91.45%	General Benefit (1)	\$58,351	2.00%	Other Revenues (2)	\$191,100	6.55%	Total Revenues	\$2,917,537	100.00%
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Assessments	<p>Annual assessments are based upon an allocation of land use type, program costs, benefit zone, and a calculation of lot square footage plus building square footage. Estimated annual maximum assessment rates for the first year of the district are:</p> <table><tr><th>Assessment Rates</th><th>Lot + Bldg SF</th></tr><tr><td>Premium – Commercial</td><td>0.3241</td></tr><tr><td>Premium – Residential</td><td>0.2463</td></tr><tr><td>Premium - Tax Exempt/Govt</td><td>0.1848</td></tr><tr><td>Standard – Commercial</td><td>0.2010</td></tr><tr><td>Standard – Residential</td><td>0.1232</td></tr><tr><td>Standard - Tax Exempt/Govt</td><td>0.0924</td></tr></table>	Assessment Rates	Lot + Bldg SF	Premium – Commercial	0.3241	Premium – Residential	0.2463	Premium - Tax Exempt/Govt	0.1848	Standard – Commercial	0.2010	Standard – Residential	0.1232	Standard - Tax Exempt/Govt	0.0924																
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CPI Increase	Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. The determination of annual adjustments in assessment rates will be subject to review and approval by the PBID Owners' Association (i.e. the DBA Board of Directors) and City Council and will be subject to the requirements of the PBID Law. The Owners' Association will develop annual budgets and service programs each year which will be presented to the City Council for approval.
Optional Economic Development Boost	To add Economic Development / Placemaking services focusing on retail attraction, storefront activation, investment, placemaking and small business support to the PBID, the Owner's Association (i.e. DBA Board of Directors) may elect to boost the budget in any of the first five (5) years of the PBID but are not included in Year 1 budget.
City Services	The City has established and documented the baseline of pre-existing City services. The PBID will not replace any pre-existing general City services.
Collection	PBID assessments appear as a separate line item on the annual Alameda County property tax bills.
District Governance	The PBID will be managed by the Downtown Berkeley Association, a nonprofit organization that acts as the PBID Owners' Association. The Owners' Association is governed by a Board of Directors comprised of a majority of PBID property owners. The Board will determine PBID annual services and budgets.
District Formation	The PBID Law requires the submission of petitions signed by property owners in the proposed district who will pay more than 50% of the total assessments (i.e., petitions must represent more than 50% of the \$2,668,086 to be assessed). Petitions are submitted to the City Clerk, who then mails ballots to all assessed property owners. The majority of ballots returned, as weighted by assessments to be paid, must be in favor of the PBID for the City Council to approve the formation.
Duration	The PBID will have a 10-year term and will run from January 1, 2027, through December 31, 2036. Any subsequent renewal of the PBID will require a new Management District Plan, petition, and ballot process, and may be renewed up to 10 years.

SECTION 2: PBID BOUNDARY

PBID Boundary

The existing PBID district encompasses the core of the Downtown area along the Shattuck Avenue corridor bounded by Delaware Street to the north, Oxford/Fulton Streets to the east, Carleton Street to the south and Grant Street to the west.

Benefit Zones

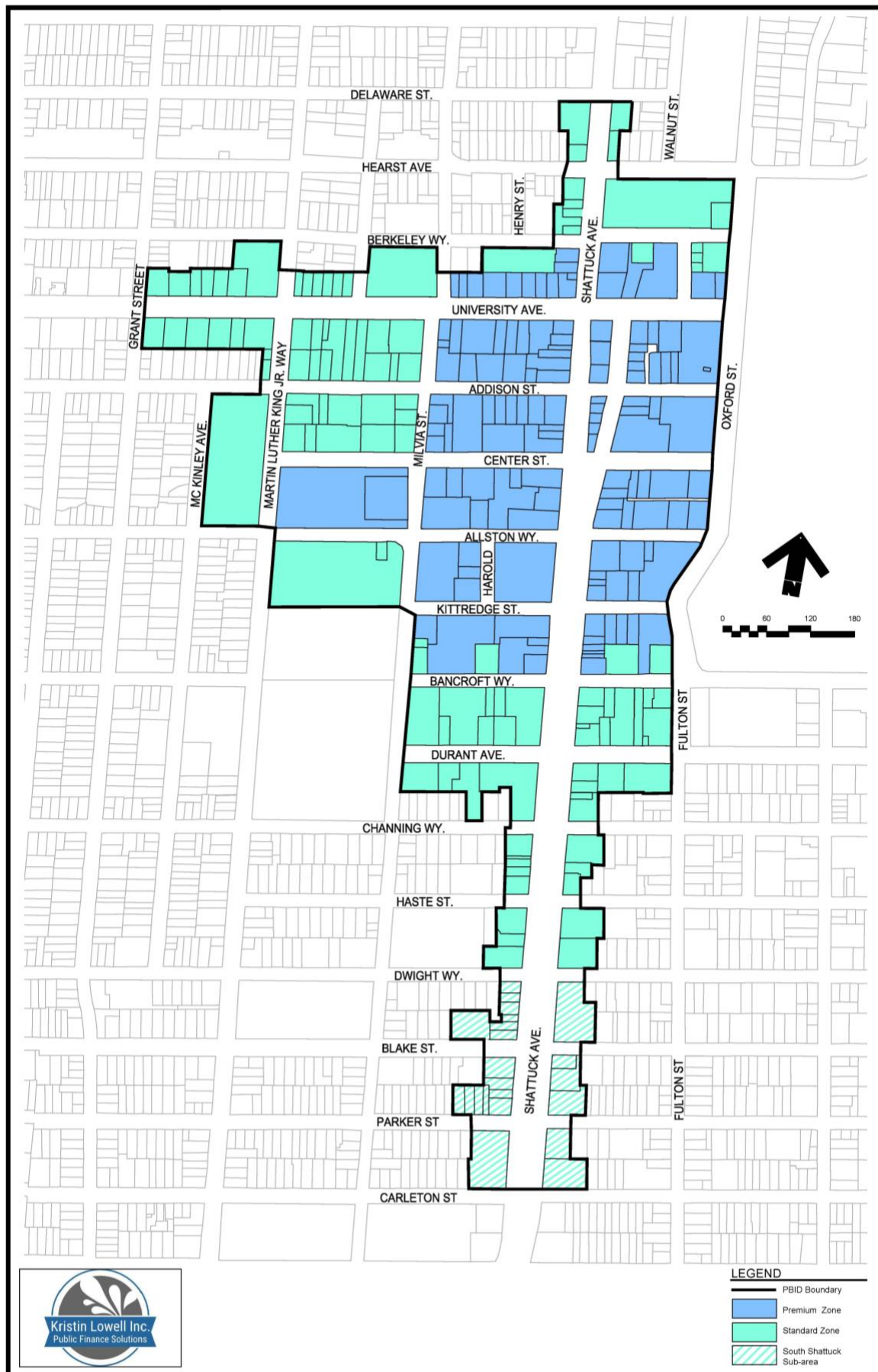
For the past 15 years the PBID has been allocated into two benefit zones that align with pedestrian traffic and the need for the PBID services:

Premium Zone: Encompasses the central Downtown core and the area of highest intensity of use (blue parcels on the boundary map). The Premium Zone requires more services due to its high concentration of commerce, tourism, and public activity, where higher foot traffic and business density requires the highest level of PBID services. Its services include but are not limited to more coverage of the Cleaning/Hospitality Ambassadors, with more frequent patrols, pressure washing, and litter and trash removal. The deployment frequencies for the clean and safe services will be approximately double the service level in the standard zone.

Standard Zone: Includes all other parcels not included in the Premium Zone and is primarily parcels on the periphery of the Downtown core to the north, west and south (green parcels on the boundary map). These areas have less commercial density and pedestrian traffic than the Premium Zone and do not require the same level or frequency of the PBID services.

The South Shattuck sub-area within the Standard Zone Includes three blocks along Shattuck Avenue between Dwight Way and Carleton Street (green hatched parcels on the boundary map). This area will receive the same Standard Zone level of services from the PBID; however, this area is also located in the City's Adeline Corridor Planning Area. A new PBID may be formed within the Adeline Corridor Planning Area within the next ten years. If a new PBID is formed, property owners within this sub-area may opt out of the Downtown PBID and become part of a new PBID.

A map of the proposed district boundary and benefit zones is on the following page.



SECTION 3: PBID ACTIVITY AND IMPROVEMENT PLAN

Background

Informed by a participatory strategic planning process that included extensive community outreach (including stakeholder roundtables with property, business owners, residents, and neighbors; online surveys; and meetings with the DBA Board of Directors), the PBID priorities continue to be, and will expand upon, the following improvements and activities:

- ◆ Clean, Safe and Beautiful
- ◆ Marketing, Activation and Economic Development
- ◆ Management and Operations

The specially benefited parcels within the boundaries of the PBID are a unique mix of retail, office, services, government, education, non-profit, and residential uses. The PBID improvements and activities are designed to provide special benefits to each of the individual assessed parcels: to improve the appearance and safety of the area, to increase building occupancy and lease rates, to encourage new business development and support existing businesses, and to attract visitors to venues and events. All PBID improvements and activities are over and above the City's baseline of services, and each of the PBID services provides particular and distinct benefits to each of the individual assessed parcels within the PBID. To ensure that parcels outside of the PBID will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be delivered to individual assessed parcels within the boundaries of the PBID and will not extend beyond.

Based upon these findings, the following narrative provides recommendations for the PBID's first year of operation. PBID activities may be amended in subsequent years within the following general categories. Final activities and budgets will be subject to the review and approval of the DBA Board of Directors (the PBID Owners' Association).

Clean, Safe and Beautiful

The area of top concern with stakeholders is providing services that will make Downtown more secure, functional, and attractive. Safety is foundational to any urban environment – for people to visit, work or live in the district, they expect a welcoming and comfortable experience. Hence, the PBID will be strengthened by adding Safety Ambassadors moving forward. The Management Plan provides funding for both Cleaning/Hospitality and Safety Ambassador programs including labor costs, management personnel, equipment and supplies. The Plan also includes funding for Homeless Outreach support to the unhoused population in Downtown Berkeley.

These activities and improvements are intended to improve commerce and the quality of life by making each individual assessed parcel safer, cleaner and more attractive, which will encourage investment dollars Downtown and generate additional pedestrian traffic. Clean, Safe and Beautiful activities specially benefit each individual assessed parcel, including commercial, government, parking, education, nonprofits and residential properties. Ensuring Downtown is clean, safe, and well-maintained is essential for supporting businesses, promoting economic vitality, and enhancing the overall experience for tenants, residents and visitors alike.

Cleaning/Hospitality Ambassadors

To maintain consistently clean standards in the District, the Cleaning/Hospitality Ambassador program will continue to provide services as it has for the past 15 years. The purpose of Cleaning/Hospitality Ambassadors is to provide cleaning, sweeping, scrubbing and pressure washing of sidewalks, trash and graffiti removal, as well as visitor information, merchant outreach, event support. The special benefit to parcels from these services is increased commercial activity, which directly relates to increases in lease rates and customer usage. Further benefits include cleaner, healthier streets, and an improved pedestrian experience. A multi-dimensional approach has been developed consisting of the following elements.



Sidewalk Maintenance: Uniformed, radio-equipped Cleaning/Hospitality Ambassadors sweep and remove litter and other refuse from sidewalks and gutters in the District and clean all public hardscape in the District such as trash receptacles, benches, and parking meters.

Graffiti Removal: The Cleaning/Hospitality Ambassadors remove graffiti using solvents and pressure washing. The District maintains a zero-tolerance policy for graffiti reachable at safe levels. The goal is to remove all accessible graffiti within 48 hours of notification.

Sidewalk Pressure Washing: Sidewalk pressure washing is provided on a regular schedule basis as per below schedule. Also, spot washing is provided daily throughout the District on an as needed basis.

Trash Collection

Cleaning/Hospitality Ambassadors top off trash cans as needed daily between pickups by the City. Trash receptacles are also cleaned and maintained regularly.

Landscape Maintenance: Cleaning/Hospitality Ambassadors maintain landscape areas including, circular planters, temporary planters and hanging baskets provided by the DBA. Tree wells are also maintained and kept free of litter and weeds and reported to the City for replanting dead or missing street trees.

Special Collections

Cleaning/Hospitality Ambassadors are also available to collect, and/or notify City for pick-up, bulky items such as bike carcasses, stolen shopping carts or other large items illegally dumped in the District.

Maintenance Problems Requiring Third Party Intervention

Cleaning/Hospitality Ambassadors also report to City problems in the District that create blighted or unsafe conditions, that are monitored but outside the scope of the District responsibilities. Types of problems include blocked or damaged sewers or drains, damaged sidewalks/streets/alleys, non-operating streetlights, damaged or missing street signs, etc.

The Homeless Outreach Ambassador engages with unhoused community members, builds trusting relationships, and connects people to critical resources such as emergency shelter, transitional and permanent housing, healthcare, mental health services, and substance abuse support. This outreach-driven approach is designed to reduce barriers to care, promote stability, and support individuals in navigating the path toward long-term housing and self-sufficiency. The Homeless Outreach Ambassador also responds to merchant and property owner requests for outreach at encampments at or near their business.

Safety Ambassadors will provide daily monitoring and patrol services. The Ambassadors will patrol regular routes by foot or bike and respond to on-demand service calls. The purpose of the Safety Ambassadors is to address safety concerns, mental health crises, open drug use, and safety escorts, and work with local police and business and property owners to prevent crime and address quality of life issues. The Safety Ambassadors will work to de-escalate anti-social behaviors and report illegal activities including criminal activities and vandalism. They also report maintenance issues and perform outreach to the unsheltered homeless. These Ambassadors, who act as the “eyes and ears” on the street will supplement, not replace, other ongoing police, security, and patrol efforts within the District. The Safety Ambassadors will maintain communication with the Berkeley Police Department, Code Enforcement, and Public Works with the intent of reporting illegal activity or an emergency infrastructure occurrence. The Safety Ambassadors will cover the entire District and communicate with businesses, visitors, residents, and employees within it.



Vision of Downtown Berkeley's future from DBA Strategic Plan survey

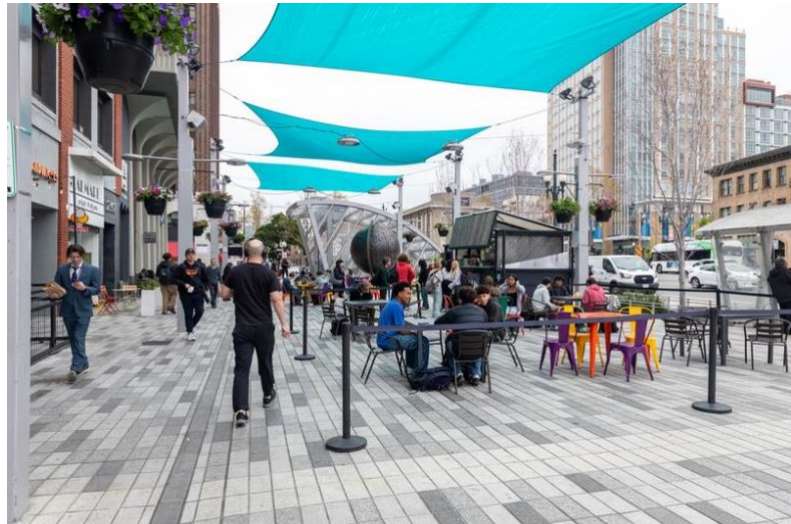
Estimated deployment of the Cleaning/Hospitality Ambassadors and Safety Ambassadors and is anticipated as follows, subject to actual daily district needs:

Cleaning/Hospitality Ambassadors	Premium Zone	Standard Zone
Average Weekly Coverage	840 hours per week (21 F.T.E.)	
	7 days/week	5 days/week
Coverage in all areas	8-16 hours	6-8 hours
Method of coverage	Foot patrol	Foot patrol
Cleaning rounds	4 rounds per shift	2 rounds per shift
Litter removal / pan & broom	Twice per day	Once per day
Detail cleaning of public amenities	Twice per day	Once per day
Pressure washing - scheduled cleaning	Four times/year	Two times/year
Pressure washing - spot cleaning	Daily as needed	Daily as needed
Graffiti removal	Daily as needed	Daily as needed
Weed removal	Daily as needed	Daily as needed
Business contacts	6 per shift	3 per shift
Outreach with street populations	Daily	Daily
Reporting	Daily	Daily

Safety Ambassadors	Premium Zone	Standard Zone
Average Weekly Coverage	112 hours per week (2.8 F.T.E.)	
Method of coverage	Foot & Bike Patrol	Foot & Bike Patrol
Safety rounds	4 rounds per shift	2 rounds per shift
Business contacts	8 rounds per shift	4 rounds per shift
Quality of Life & Safety Incidents	Daily as needed	Daily as needed

Beautification/Placemaking

In addition to clean and safe services, the PBID budget may include funds for beautification and placemaking improvements that are defined as cosmetic enhancements that improve the appearance and walkability within the PBID, in turn encouraging customer traffic and improved quality of life for residents, workers and visitors alike. Examples of beautification improvements might include:



- Landscaping, planters, hanging flower baskets and other green elements
- Seasonal holiday decorations and banners
- Cosmetic capital improvements, including street furniture, information kiosks, pedestrian lighting and other amenities
- Wayfinding and directional signage to help visitors navigate through the Downtown
- Temporary and permanent public art installations
- Installation of bicycle racks and other amenities to encourage bicycle use
- Programming of public spaces, such as BART Plaza
- Planning and design processes to improve public spaces throughout the Downtown
- Other improvements as determined year-to-year by the DBA board of directors
- Other cosmetic enhancements that improve the PBID's appearance.

Marketing, Activation and Economic Development

Downtown Berkeley's unique character and appeal are shaped by its vibrant mix of small, locally owned businesses; nonprofit organizations that serve diverse communities and a rich array of arts and cultural venues. Like many cities across the country, Berkeley's storefront economy was hit hard by the pandemic and continues to face challenges amid ongoing recovery efforts and broader economic uncertainty. These conditions have strained local businesses and slowed or stalled new development, contributing to a high storefront vacancy rate in the Downtown area. While the DBA has long supported business and property owners, there is now a clear opportunity to strengthen and formalize this area of work within the organization.

Arts, Culture, Entertainment

A key goal is to advance Downtown Berkeley's evolution as a regional destination for arts, culture and entertainment. Downtown has a rich and varied collection of arts and cultural venues. The Berkeley Repertory Theater is one of the most acclaimed community theaters in the nation. The University of California's Berkeley Art Museum and Pacific Film Archive (BAMPFA) is also located Downtown. Other venues, featuring both live and visual arts, restaurants and other entertainment options, are sprinkled throughout the Downtown. Arts, culture and entertainment create a differential advantage for Downtown and add to the quality of life for Berkeley residents. The PBID

will provide leadership and programs to enhance Downtown's image as a unique arts and cultural destination.

Marketing and Communications

The marketing and communications efforts of the Economic Vitality team will be strengthened to support all components of the PBID Management Plan. Overall, the Marcom program will promote the vision of the Downtown as the dynamic heart of the Berkeley community, inspiring commerce, culture, learning and stakeholder engagement. Additionally, the team will create awareness of environmental services program including cleaning, hospitality, safety, beautification and placemaking changes being made to improve the Downtown. Marcom related to the economic development portion of the work program will: advance the image and branding of the Downtown; highlight the unique startup ecosystem and the arts, culture and entertainment character of the Downtown; attract new and returning visitors to Downtown to live, work, eat, drink, play, engage, and be inspired; promote local businesses, cultural venues and nonprofits; support new investment opportunities for retail, office and housing; and promote easy and affordable access via transit and parking. The DBA Vitality team may also develop and promote events, often with strategic partners, that aligned with the Downtown vision and mission, bringing residents and visitors from the entire Bay Area to Downtown Berkeley.



Economic Development & Placemaking *(potential new initiative)*

Many place management organizations provide dedicated support to property owners and commercial brokers in attracting new retail, nonprofit, office, arts and culture ventures to their downtowns, by offering services such as technical assistance workshops, one-on-one permitting and licensing guidance, block-by-block commercial market data (foot traffic, local versus chain composition, price trends, etc.), storefront improvement grants, pop-up retail opportunities, and connecting entrepreneurs with local resources and funding opportunities. These activities aim to enhance Downtown Berkeley as a center for unique startups, shopping, food & drink, arts and entertainment while also meeting the growing needs of residents and employees. This area will focus on providing support services to help businesses thrive, such as a new advocacy and liaison role to navigate permitting processes. In addition many business improvement districts provide dedicated support for placemaking projects on both private and public property attracting visitors and new investment to the Downtown, including murals, sculpture, window film, signage, enhanced landscaping, and pop-up art. Advancing Downtown Berkeley's status as a unique destination for startups, arts, culture, shopping, and dining, with a blend of one-of-a-kind local and national tenants, in a welcoming and creative pedestrian oriented environment, is a clear priority for Downtown stakeholders.

Leadership

The PBID will support research and community education efforts that help to evaluate the impacts of public policies and issues on the Downtown business and investment climate. The PBID will

support efforts to advance policies that improve the overall quality of life and economic and cultural vitality of the Downtown. The PBID will also inform stakeholders of various policy initiatives and how they can engage in City and other agency processes, so their voices are heard and considered. The PBID may also partner with other local and regional organizations to more effectively achieve stakeholder goals.

Management, Operations & Contingency

Like any business, the PBID requires a professional staff to properly manage programs, communicate with stakeholders and provide leadership. To reduce administrative costs, leverage funding and avoid duplication of enhanced services, this plan anticipates that the DBA will continue to manage and provide the day-to-day PBID services. PBID funds can be further leveraged by sponsorships from special events, service contracts, advertising & promotions, grants, parking revenues and earned income. This professional staff represents the District's interests in advocacy and relationships with local government and media, in addition to coordinating and complying with all contractual obligations to the City of Berkeley and vendors. In support of these efforts, funding is allocated to pay for contract services; office, operations and storage rent; furniture, equipment and supplies, telephone/internet access; legal and accounting services; travel and conference expenses; insurance (workers compensation, general liability and directors/officers' liability); dues/subscriptions; and database maintenance. Personnel expenses include salaries, benefits and payroll taxes.

Reserve: An operating reserve will be maintained for the PBID as determined annually by the Board of Directors. The reserve can also be utilized as a contingency fund to address unforeseen expenses.

SECTION 4: PBID ASSESSMENT BUDGET

2027 PBID Assessment Budget

The following table outlines the PBID maximum assessment budget for 2027.

EXPENDITURES	TOTAL BUDGET	% of Budget
Clean, Safe and Beautiful	\$2,234,962	76.60%
Marketing and Activation	\$438,672	15.04%
Management and Contingency	\$243,903	8.36%
Total Expenditures	\$2,917,537	100.00%
REVENUES		
PBID Assessments	\$2,668,086	91.45%
General Benefit	\$58,351	2.00%
Other Revenues (1)	\$191,100	6.55%
Total Revenues	\$2,917,537	100.00%

(1) Revenues from events, contract services and other sources

Budget Adjustments

Assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. Assessment budgets may also increase based on development in the PBID. The determination of annual adjustments in assessment rates will be subject to the review and approval of the DBA Board of Directors, serving as the PBID Owners' Association.

The table below illustrates the estimated maximum budget for each year of the PBID based on the maximum percentage increase discussed above.

	Clean, Safe and Beautiful	Marketing and Activation	Management	TOTAL
Year 1	\$2,234,962	\$438,672	\$243,903	\$2,917,537
Year 2	\$2,346,710	\$460,606	\$256,098	\$3,063,414
Year 3	\$2,464,046	\$483,636	\$268,903	\$3,216,585
Year 4	\$2,587,248	\$507,818	\$282,348	\$3,377,414
Year 5	\$2,716,610	\$533,209	\$296,466	\$3,546,284
Year 6	\$2,852,441	\$559,869	\$311,289	\$3,723,599
Year 7	\$2,995,063	\$587,862	\$326,853	\$3,909,779
Year 8	\$3,144,816	\$617,256	\$343,196	\$4,105,268
Year 9	\$3,302,057	\$648,118	\$360,356	\$4,310,531
Year 10	\$3,467,160	\$680,524	\$378,374	\$4,526,057

Economic Development & Placemaking Boost: To add economic development services focusing on retail attraction, storefront activation, placemaking and small business support to the PBID, the Owner's Association (i.e. Downtown Berkeley Association) may elect to boost the budget in any of the first five (5) years of the PBID. The chart below illustrates the impact of this boost to the budget, beginning in Year 2. *Note: Year 2 budget reflects both the maximum 5% increase plus the additional cost adding in economic development.*

	Clean, Safe and Beautiful	Marketing and Activation	Management	TOTAL
Year 1	\$2,358,746	\$314,888	\$243,903	\$2,917,537
Year 2	\$2,476,684	\$543,209	\$256,098	\$3,275,990
Year 3	\$2,600,518	\$570,369	\$268,903	\$3,439,790
Year 4	\$2,730,544	\$598,888	\$282,348	\$3,611,780
Year 5	\$2,867,071	\$628,832	\$296,465	\$3,792,368
Year 6	\$3,010,424	\$660,274	\$311,289	\$3,981,987
Year 7	\$3,160,946	\$693,288	\$326,853	\$4,181,086
Year 8	\$3,318,993	\$727,952	\$343,196	\$4,390,141
Year 9	\$3,484,943	\$764,349	\$360,355	\$4,609,648
Year 10	\$3,659,190	\$802,567	\$378,373	\$4,840,130

Any accrued interest or delinquent payments will be expended in the above categories. The cost of PBID improvements and activities may vary in any given year depending on market conditions and the cost of providing those services. Expenditures for each of the line items may be adjusted up or down 20% between them to continue the same level of service. The DBA Board of Directors shall make such a determination. In addition, any annual budget surplus, including those created through cost saving measures, unexpected reductions in expenses or unanticipated increases in income, will be rolled into the following year's budget. The budget will be adjusted accordingly consistent with the Management District Plan to adjust for surpluses that are carried forward to ensure that the PBID is spending these funds in a timely manner and is complying with applicable State laws and City policies. Any change in line-item expenditure and/or budget surplus will be approved by the DBA Board of Directors and submitted in the annual report, pursuant to Section 36650 of the State Law.

PBID Renewal

PBID funds may be used for renewing the district in 2037, or earlier if determined by the Board of Directors, to hire a consultant and pay the city administration fees to create a new management plan, initiate a petition drive, and assessment ballot initiative.

Bond Issuance

No bonds will be issued to finance improvements.

SECTION 5: ASSESSMENT METHODOLOGY

General

This Management District Plan provides for the levy of assessments for the purpose of providing improvements and activities that specially benefit real property in the PBID. These assessments are not taxes for the general benefit of the City but are assessments that convey special benefits to each individual assessed parcel for which the improvements and activities are provided.

Assessment Factors

The method used to determine proportional special benefits are measured by each parcel's lot square footage plus building square footage. Each parcel's proportional lot size and building square footage represents each parcel's proportional special benefit compared to other parcels within each respective benefit zone. Lot square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts.

Lot Square Footage Defined. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

Parcel Use Considerations

The methodology provides the following treatments for property used exclusively for residential, nonprofit and government, and parking structures:

- **Treatment of Residential Property:** Residential uses will fully benefit from the Clean, Safe and Beautiful services and will pay a full share of these services; however, Economic Development services will not benefit residential uses, and the residential rate is adjusted accordingly. The residential building square footage portion of commercial and mixed-use parcels will be subject to the adjusted residential assessment rate.
- **Assessment Policy on Nonprofit & Governmental Properties:** Properties that are exempt from property tax, including educational and governmental institutions, and nonprofit organizations (e.g. faith-based, low income housing, cultural, community services, etc.), will not benefit from increased commercial activity resulting from PBID services and thereby will receive reduced benefits from PBID services. An owner of real property located within the PBID boundaries may reduce their assessment if ALL the following conditions are met:
 1. The property owner is a nonprofit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3 or California franchise tax-exemption under the Revenue and Taxation Code Section 23701d.
 2. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
 3. The nonprofit or governmental property owner occupies a majority of building square footage within the subject property.

4. The property owner makes the request in writing to the City of Berkeley prior to the submission of the PBID assessment rolls to the Alameda County Assessor (to accommodate periodic changes in ownership or use, on or before July 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.
5. The City of Berkeley may verify the documentation of tax-exempt status and classification of the property for assessment purposes prior to submitting the assessments to the County Assessor.

If ALL of these conditions are met, the amount of the PBID assessment to be levied will be for three-quarters (75%) of the Clean, Safe and Beautiful services. In addition, these parcels will not benefit from the Economic Development services and thus will not be assessed for these services.

Treatment of Parking Structures: Parking structures receive different levels of benefit from PBID improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:

- a. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the PBID services and therefore square footage of the parking structure will not be assessed.
- b. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from PBID improvements and activities and will be assessed at standard assessment rates.

Benefit Units

Using the benefit zones and assessment factors described above we assign benefit units to each specially benefitted parcel. The total number of assessable Square Footage (SF) benefit units in the PBID are as follows:

Benefit Zone	Assessable Units
	Lot + Building SF
Premium Zone	
Commercial	6,208,030
Residential	2,630,490
Tax Exempt & Government	3,600,390
Total Premium Zone	12,438,910
Standard Zone	
Commercial	2,165,251
Residential	1,888,365
Tax Exempt & Government	1,840,319
Total Standard Zone	5,893,935
TOTAL:	18,332,845

Assessment Methodology

The proportionate special benefit each assessed parcel receives shall be determined in relationship to the entirety of the capital cost of the PBID improvements and activities. Due to the proportionate special benefits received by these individual parcels from the PBID services, these parcels will be assessed at a rate which is proportionate to the amount of special benefits received. Only special benefits are assessable, and these benefits must be separated from any general benefits. As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not “particular and distinct” and are not over and above the benefits that other parcels receive. The attached Engineer’s Report has calculated that 2.0% of the PBID activities may be general in nature and will be funded from sources other than special assessments, see Section E of the Engineer’s Report for discussion of special and general benefits.

Calculation of Assessments

Based on the assessment budget, benefit zone, land use type, and assessable benefit units, all of which are discussed above, the following tables illustrate the maximum first year annual assessment per assessable benefit unit. Note, assessment rates are rounded off to the fourth decimal place and a parcel’s assessment may vary slightly when calculated using the assessment rates below.

Benefit Zone Adjustments: The assessments are adjusted to reflect anticipated service frequencies within each of two benefit zones:

- The Premium Zone, which includes the core of the PBID, provides a higher frequency of environmental enhancements.
- The Standard Zone, which includes areas on the periphery to the north, west and south, including the South Shattuck sub-area, offers a lower frequency of environmental enhancements.
- Commercial properties in both service areas will equally benefit from marketing, activation and economic development enhancements.

The resulting assessment calculation by service and benefit zone follows:

Assessment by Service	Per Sq.Ft. of Lot + Building
Clean, Safe and Beautiful: Premium Zone	\$ 0.2463
Clean, Safe and Beautiful: Standard Zone	\$ 0.1232
Marketing and Activation (commercial only)	\$ 0.0778

Assessments rates by Benefit Zone and land use type will not exceed the following amounts during the first year of the renewed PBID:

Assessment Rates	Per Sq.Ft. of Lot + Building
Premium – Commercial	0.3241
Premium – Residential	0.2463
Premium - Tax Exempt/Govt	0.1848
Standard – Commercial	0.2010
Standard – Residential	0.1232
Standard - Tax Exempt/Govt	0.0924

Premium Zone - Sample Parcel Assessments

Commercial Parcel Assessment

To calculate the assessment for a commercial parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.3241 = \\ \$5,671.75 \text{ total annual parcel assessment.}$$

Residential Parcel Assessment

To calculate the assessment for a residential parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.2463 = \\ \$4,310.25 \text{ total annual parcel assessment.}$$

Tax Exempt/Government Parcel Assessment

To calculate the assessment for a tax exempt/government parcel in the Premium Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.1848 = \\ \$3,234.00 \text{ total annual parcel assessment}$$

Standard Zone - Sample Parcel Assessments

Commercial Parcel Assessment

To calculate the assessment for a commercial parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.2010 = \\ \$3,517.50 \text{ total annual parcel assessment.}$$

Residential Parcel Assessment

To calculate the assessment for a residential parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0.1232 = \\ \$2,156.00 \text{ total annual parcel assessment.}$$

Tax Exempt/Government Parcel Assessment

To calculate the assessment for a tax exempt/government parcel in the Standard Zone with 10,000 lot square feet + 7,500 building square feet, its total parcel assessment is calculated as follows:

$$(10,000 + 7,500) \times \$0.0924 = \\ \$1,617.00 \text{ total annual parcel assessment}$$

Public Sector Participation

Existing City Services

The City Council, by adopting this plan, will confirm its intention to ensure an existing level of services in the District equivalent to the level that is being provided elsewhere in the City. Assessment funds will pay for services that are above and beyond those services provided by the City.

Rationale for Public Property Assessments

Proposition 218 states that no parcel is exempt from assessments if that parcel receives benefit from the improvements and activities. This includes government and Public use parcels. The City of Berkeley and any other government owned parcels within the PBID boundary will pay their assessment based on the special benefits conferred to those parcels. All publicly owned parcels specially benefit from the PBID activities as they make each assessed parcel cleaner, safer, more attractive, and economically vibrant. Specifically, these parcels specially benefit from: removing graffiti from their buildings, patrolling their sidewalks, connecting the homeless to available resources, cleaning up any debris or trash, pressure washing the sidewalks, beautifying the public right-of-ways, and increasing business development.

Therefore, government uses are assessed for the special benefits they receive from the PBID activities. The assessment methodology to allocate the cost of these improvements is consistent with all other land uses in the district: lot square footage plus building square footage as explained above.

Annual Assessment Adjustments

During the 10-year term assessments will be subject to an annual increase of up to 5% per year to address changes in the cost of providing services. Assessment budgets may also increase based on development in the PBID.

The Maximum Annual Assessments are shown below:

	Year 1	Year 2	Year 3	Year 4	Year 5
Premium: Commercial	\$0.3241	\$0.3404	\$0.3574	\$0.3752	\$0.3940
Premium: Residential	\$0.2463	\$0.2587	\$0.2716	\$0.2852	\$0.2994
Premium: Tax Exempt/Government	\$0.1848	\$0.1940	\$0.2037	\$0.2139	\$0.2246
Standard: Commercial	\$0.2010	\$0.2110	\$0.2216	\$0.2327	\$0.2443
Standard: Residential	\$0.1232	\$0.1293	\$0.1358	\$0.1426	\$0.1497
Standard: Tax Exempt/Government	\$0.0924	\$0.0970	\$0.1019	\$0.1069	\$0.1123

	Year 6	Year 7	Year 8	Year 9	Year 10
Premium: Commercial	\$0.4137	\$0.4344	\$0.4561	\$0.4789	\$0.5029
Premium: Residential	\$0.3144	\$0.3301	\$0.3466	\$0.3640	\$0.3822
Premium: Tax Exempt/Government	\$0.2358	\$0.2476	\$0.2600	\$0.2730	\$0.2866
Standard: Commercial	\$0.2565	\$0.2693	\$0.2828	\$0.2969	\$0.3118
Standard: Residential	\$0.1572	\$0.1651	\$0.1733	\$0.1820	\$0.1911
Standard: Tax Exempt/Government	\$0.1179	\$0.1238	\$0.1300	\$0.1365	\$0.1433

Economic Development & Placemaking Boost: To add economic development services focusing on storefront activation, placemaking and small business support to the PBID, the Owner's Association (i.e. Downtown Berkeley Association) may elect to boost the budget in any of the first three years of the PBID. The chart below illustrates the impact of this boost to the assessment rates, beginning in Year 2. *Note: Year 2 rates reflect both the maximum 5% increase plus the additional cost adding in economic development.*

	Year 1	Year 2	Year 3	Year 4	Year 5
Premium: Commercial	\$0.3241	\$0.3615	\$0.3796	\$0.3985	\$0.4185
Premium: Residential	\$0.2463	\$0.2634	\$0.2765	\$0.2904	\$0.3049
Premium: Tax Exempt/Government	\$0.1848	\$0.1975	\$0.2074	\$0.2178	\$0.2287
Standard: Commercial	\$0.2010	\$0.2298	\$0.2413	\$0.2534	\$0.2660
Standard: Residential	\$0.1232	\$0.1317	\$0.1383	\$0.1452	\$0.1524
Standard: Tax Exempt/Government	\$0.0924	\$0.0988	\$0.1037	\$0.1089	\$0.1143
	Year 6	Year 7	Year 8	Year 9	Year 10
Premium: Commercial	\$0.4394	\$0.4614	\$0.4844	\$0.5086	\$0.5341
Premium: Residential	\$0.3201	\$0.3361	\$0.3529	\$0.3706	\$0.3891
Premium: Tax Exempt/Government	\$0.2401	\$0.2521	\$0.2647	\$0.2779	\$0.2918
Standard: Commercial	\$0.2793	\$0.2933	\$0.3080	\$0.3233	\$0.3395
Standard: Residential	\$0.1601	\$0.1681	\$0.1765	\$0.1853	\$0.1946
Standard: Tax Exempt/Government	\$0.1200	\$0.1260	\$0.1324	\$0.1390	\$0.1459

PBID Guidelines

Time and Manner for Collecting Assessments

As provided by State Law, the District assessment will appear as a separate line item on annual property tax bills prepared by the County of Alameda. The City of Berkeley and/or the DBA may direct bill the first year's assessment for all property owners and may direct bill any property owners whose special assessment does not appear on the tax rolls for each year of the PBID term.

The assessments shall be collected at the same time and in the same manner as for the ad valorem property tax paid to the County of Alameda. These assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax.

However, assessments may be billed directly by the City for the first fiscal year of operation or for changes to assessments that occur during an assessment year and are prorated for a part of the year, and then by the County for all subsequent years. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year as delinquent. These

assessments shall provide for the same lien priority and penalties for delinquent payment as is provided for the ad valorem property tax. The property owner means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the County. The City of Berkeley and/or the DBA is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan.

Disestablishment

State law provides for the disestablishment of a PBID pursuant to an annual process. The 30-day period begins each year on the anniversary day that the City Council first establishes the PBID. Within this annual 30-day period, if the owners of real property who pay more than 50% of the assessments levied submit a written petition for disestablishment, the PBID may be dissolved by the City Council. The City Council must hold a public hearing on the proposed disestablishment before voting on whether to disestablish the PBID.

Duration

The PBID will have a 10-year term commencing January 1, 2027, through December 31, 2036. Any major modifications or new or increased assessments during the term of the PBID that are not consistent with the provisions of the original Management District Plan will require a new mail ballot process.

Future Development

As a result of continued development, the PBID may experience the addition or subtraction of assessable footage for parcels included and assessed within the PBID boundaries. Parcels with a change in the building square or lot square footage need to provide notice of the change to the District by April 1st of each year. The future year's assessments will reflect the change.

Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds and providing proof of the appeal and filed with the DBA Board of Directors, serving as the Owners' Association prior to April 1 of each year. The Owners' Association shall review the appeal and will determine if the information provided warrants an adjustment to the assessment. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case, appeals will only be considered for the current year and will not be considered for prior years.

Implementation Timeline

The Downtown Berkeley PBID is expected to be renewed by July 2026 for inclusion of parcel assessments on the County of Alameda 2026/27 tax roll with an implementation date of the Management District Plan on January 1, 2027. Consistent with State law, the PBID will have a 10-year life through December 31, 2036.

SECTION 6: PBID GOVERNANCE

City Council

Following the submission of petitions from property owners representing more than 50% of the assessments to be paid, the City Council, upon holding a public hearing on the proposed PBID, may elect to renew the PBID. The PBID is renewed by a City Council resolution, including the levy of an assessment on property, if the assessment is first approved by parcel owners in a balloting process.

PBID Governance

The PBID Law establishes a governance framework that allows property owners who pay assessments the ability to determine how the assessments are used. This Management District Plan may be subject to changes if required by the state of California or the City of Berkeley.

The PBID shall continue to contract with the Downtown Berkeley Association (DBA), a nonprofit organization that acts as the Owners' Association and governing board for the PBID. The role of the Owners' Association is consistent with similar PBIDs and management organizations throughout California and the nation. The Owners' Association determines budgets, assessment adjustments and monitors service delivery. As part of the Management Plan, the nonprofit organization oversees the delivery of day-to-day PBID activities. The PBID Owners' Association Board of Directors will represent a cross section of property owners found throughout the district.

Brown Act & Public Records Act Compliance

The Owners' Association is subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association must act as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Board of Directors of the Owners' Association and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act.

Annual Report

The Owners' Association shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650. The annual report is a prospective report for the upcoming year and must include:

1. Any proposed changes in the boundaries of the PBID or in any benefit zones or classification of property within the district;
2. The improvements, maintenance, and activities to be provided for that fiscal year;
3. The estimated cost of providing the improvements, maintenance, and activities to be provided for that fiscal year;
4. The method and basis of levying the assessment in sufficient detail to allow each real property owner to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this Plan.

SECTION 7: ASSESSMENT ROLL

The total assessment amount for FY 2026/27 is \$2,668,086 apportioned to each individual assessed parcel, as follows.

APN	Owner	Site Address	Parcel Assessment
057- -2016-021-01	1812 University Ave Llc	1812 University Ave	\$7,287.30
057- -2024-007-01	1935 Addison Street Llc	1935 Addison St	\$11,396.24
057- -2022-019-01	1950 Addison Apartment Joint Venture Llc	1950 Addison St	\$18,723.94
057- -2060-001-00	1950 Mlk Llc	1988 M L King Jr Way	\$26,799.47
057- -2046-001-00	1951 Shattuck Llc	2108 Berkeley Way	\$50,960.22
057- -2053-002-00	1974 Shattuck Avenue Llc	1974 Shattuck Ave	\$2,933.54
057- -2026-007-02	2000 Center Street Llc	2175 Milvia St	\$20,253.74
057- -2023-013-00	2001 Center Street Llc	2001 Center St	\$14,151.33
057- -2025-002-00	2008 Shattuck Avenue Llc	2008 Shattuck Ave	\$6,424.61
055- -1894-014-03	2025 Durant Avenue Llc	2025 Durant Ave	\$15,301.78
055- -1894-015-01	2028 Bancroft Way Llc	2028 Bancroft Way	\$5,021.84
057- -2025-017-03	2054 University Llc	2054 University Ave	\$12,025.89
057- -2024-013-00	2099 Mlk Owner Llc	2099 M L King Jr Way	\$11,187.84
057- -2023-001-00	2100 Shattuck Ave Lp	2104 Shattuck Ave	\$17,382.11
057- -2030-001-00	2108 Allston Llc	2108 Allston Way	\$14,250.19
057- -2029-013-00	2110 Kittredge Llc	2110 Kittredge St	\$12,286.76
055- -1893-007-01	2124 Bancroft Way Llc	2124 Bancroft Way	\$9,044.67
055- -1893-006-01	2125 Durant Avenue Llc	2125 Durant Ave	\$481.53
057- -2031-011-00	2130 Center Llc	2130 Center St	\$8,329.31
057- -2029-017-00	2176 Kittredge Owner Llc	2150 Kittredge St 100-728	\$53,588.44
057- -2029-018-00	2176 Kittredge Owner Llc	2146 Kittredge St	\$5,162.38
057- -2029-019-00	2176 Kittredge Owner Llc	2146 Kittredge St	\$341.65
057- -2028-003-00	2274 Shattuck Qozb Llc	2274 Shattuck Ave	\$18,650.18
055- -1894-017-04	2322 Shattuck Avenue Llc	2300 Shattuck Ave	\$24,669.30
055- -1896-004-00	2420 Shattuck Avenue Llc	2428 Shattuck Ave	\$1,619.24
055- -1896-004-00	2420 Shattuck Avenue Llc	2428 Shattuck Ave	\$1,619.24
055- -1896-003-00	2420 Shattuck Llc	2420 Shattuck Ave	\$2,081.88
055- -1896-003-00	2420 Shattuck Llc	2420 Shattuck Ave	\$2,081.88
055- -1822-005-00	2524 Shattuck Blake Llc	2524 Shattuck Ave	\$2,155.23
057- -2024-010-02	384 Promenade Llc & Wpg Promenade Llc Etal	1936 University Ave	\$13,038.13
057- -2023-014-00	440 Jackson Street Llc	2115 Milvia St	\$6,387.34
057- -2060-046-00	Acampora Rose Tr	1801 University Ave 309	\$239.33
057- -2033-004-00	Addison Building Llc	2044 Kala Bagai Way	\$7,841.14
057- -2022-014-01	Addison Llc	1912 Addison St	\$1,277.94
057- -2060-041-00	Albanese Andres & Celina	1801 University Ave 407	\$239.33
057- -2030-010-00	Amherst Ventures Llc	2231 Shattuck Ave	\$8,559.70
057- -2050-031-01	Amistad House Llc	1810 Shattuck Ave	\$6,581.98
055- -1821-026-00	Ampri Investments Inc	2030 Blake Stc	\$308.55
055- -1821-027-00	Ampri Investments Inc	2030 Blake Stb	\$307.94
057- -2028-013-00	Aochi Fusako J Tr	2000 Kittredge St	\$4,612.95
057- -2030-008-00	Aquarius Twins Inc	2117 Kittredge St	\$3,268.06

APN	Owner	Site Address	Parcel Assessment
057- -2031-008-00	Arding Jon D Tr & Martin David	2171 Shattuck Ave	\$5,733.85
057- -2060-050-03	Arefi Ehsan & Arefy Katrin Tr	1809 University Ave	\$528.96
057- -2032-018-00	Arlington Investment Co	134 Berkeley Sq	\$1,420.42
057- -2059-007-00	Ayyad Fred & Mona	1929 University Ave	\$1,824.43
055- -1893-013-00	Baker Edward Tr	2327 Shattuck Ave	\$410.19
057- -2032-016-00	Bancroft Susan E Trust	2115 Shattuck Ave	\$1,964.66
055- -1894-016-00	Bancroft Way Properties Llc	2030 Bancroft Way	\$1,547.08
057- -2032-022-00	Bank Of America	2129 Center St	\$2,379.25
055- -1821-025-00	Belgrove Angela M & Swinderman Eric G	2030 Blake Std	\$826.75
057- -2016-025-01	Berkeley Chamber Of Com	1834 University Ave	\$1,263.78
057- -2032-021-00	Berkeley Downtown Hotel Owner	2121 Center St	\$99,598.04
055- -1824-015-00	Berkeley Free Market Llc	2567 Shattuck Ave	\$6,792.89
057- -2028-011-00	Berkeley Inn Llc	2001 Bancroft Way	\$4,746.18
057- -2025-024-00	Berkeley Joint Powers Financin	2015 Addison St	\$15,776.13
057- -2029-004-00	Berkeley Lodge No 270 I O O F	2288 Fulton St	\$6,066.58
057- -2049-037-00	Berkeley Lofts Llc	1849 Shattuck Ave C1	\$139.07
057- -2049-038-00	Berkeley Lofts Llc	1849 Shattuck Ave C2	\$394.51
057- -2025-005-03	Berkeley Repertory Theatre	2071 Addison St	\$1,724.39
057- -2025-008-00	Berkeley Repertory Theatre	2025 Addison St	\$5,536.22
057- -2025-023-00	Berkeley Repertory Theatre	2009 Addison St	\$9,896.06
057- -2023-021-02	Berkeley Traditional Music Fou	2026 Addison St	\$2,811.90
057- -2023-021-03	Berkeley Traditional Music Fou	2020 Addison St	\$3,082.21
055- -1894-007-02	Berkeley Unified School District	2000 Bancroft Way	\$3,427.90
057- -2020-004-00	Berkeley Unified School District	1980 Allston Way	\$4,424.23
057- -2020-005-03	Berkeley Unified School District	2223 M L King Jr Way	\$26,213.08
055- -1822-009-01	Berkeley Vqof li Spe Llc	2035 Blake St	\$14,388.08
057- -2032-010-00	Bettencourt Charles A & Jeanne K Trs	2109 Kala Bagai Way	\$8,363.33
057- -2060-023-00	Biggs Ralph E	1801 University Ave 401	\$239.33
055- -1821-024-02	Blake Street Sfc Llc & Blake S	2034 Blake St	\$4,864.15
057- -2023-004-00	Bolibokka Shattuck Llc	2144 Shattuck Ave	\$30,688.06
057- -2027-012-00	Bpr Properties Berkeley Llc	2060 Allston Way C	\$40,805.37
057- -2049-030-00	Brooks Jody & Wiggin Annette	1849 Shattuck Ave 406	\$120.83
057- -2060-050-01	Browning Robert P & Maio Linda R Trs	1801 University Ave A	\$723.50
055- -1892-001-01	Buddhist Churches Of America	2140 Durant Ave	\$5,231.09
057- -2022-008-00	Butler Larry Tr	1907 Center St	\$1,893.20
057- -2023-003-00	C & V Shattuck Llc	2120 Shattuck Ave	\$2,133.54
057- -2031-009-00	C S Company	2161 Shattuck Ave	\$14,069.64
055- -1895-041-00	Ca Ag Logan Park Property Owner	2352 Shattuck Ave	\$31,450.15
055- -1895-042-00	Ca Ag Logan Park Property Owner Phase li Llc	2370 Shattuck Ave	\$16,224.36
057- -2027-011-00	Ca Student Living Berkeley Llc	2070 Allston Way	\$14,452.14
057- -2034-007-00	Calif State Empl Cr Un	2033 Kala Bagai Way	\$2,037.92
057- -2028-014-02	California Community Housing Agency	2022 Kittredge St	\$41,395.10
055- -1893-011-00	California First Bank	2107 Durant Ave	\$1,306.32
055- -1893-012-00	California First Bank	2333 Shattuck Ave	\$5,505.05
057- -2060-030-00	Caloca Rosa N Tr	1801 University Ave 204	\$239.33
057- -2029-015-00	Carlson Susan Tr	2138 Kittredge St	\$3,021.48
057- -2030-003-00	Cerfam Llc	2134 Allston Way	\$3,154.61

APN	Owner	Site Address	Parcel Assessment
055- -1891-012-00	Chan Kum L & Andrew Trs & Chan Kum L & Andrew Trs	2429 Shattuck Ave	\$5,912.41
057- -2060-040-00	Chang Andy T & Terry L Etal	1801 University Ave 307	\$239.33
057- -2032-012-00	Cheng Frank & Dorothy	2112 Addison St	\$5,970.81
057- -2016-003-00	Cheng Te C Tr	2070 M L King Jr Way	\$992.81
057- -2060-028-00	Chua Shirley C & Suisuilyn	1801 University Ave 303	\$239.33
057- -2017-016-01	City Of Berkeley	2100 M L King Jr Way	\$25,326.87
057- -2021-001-00	City Of Berkeley	2180 Milvia St	\$21,423.76
057- -2021-002-00	City Of Berkeley	0 Center St	\$22,561.90
057- -2022-006-00	City Of Berkeley	1947 Center St	\$12,461.49
057- -2022-020-00	City Of Berkeley	0 Center St	\$5,341.94
057- -2023-020-03	City Of Berkeley	2025 Center St	\$52,152.34
057- -2028-005-00	City Of Berkeley	2031 Bancroft Way	\$4,077.43
057- -2028-017-01	City Of Berkeley	2090 Kittredge St	\$18,502.30
057- -2118-001-00	City Of Berkeley	2200 Fulton St	\$0.00
057- -2119-001-00	City Of Berkeley	2200 Fulton Sta	\$10,484.16
057- -2122-001-00	City Of Berkeley	2012 Berkeley Way	\$13,704.20
057- -2122-002-00	City Of Berkeley	Berkeley Way	\$604.36
057- -2122-003-00	City Of Berkeley	2020 Berkeley Way	\$1,827.76
057- -2031-001-01	Core Berkeley Oxford Llc	2128 Oxford St	\$6,454.76
057- -2031-013-00	Core Berkeley Oxford Llc	2142 Center St	\$11,144.53
057- -2031-014-00	Core Berkeley Oxford Llc	2136 Center St	\$3,740.34
057- -2060-026-00	Corr James C & Michaels Mary F Trs	1801 University Ave 402	\$239.33
055- -1895-019-01	Cpf Berkeley Varsity Llc	2024 Durant Ave	\$12,109.95
055- -1822-003-02	Creston Developments Llc	2514 Shattuck Ave	\$2,279.24
057- -2026-013-00	Csq Fee Owner Ca Llc	2168 Shattuck Ave	\$17,584.06
057- -2023-026-00	Cvbaq Acq Llc	2055 Center St	\$52,993.72
057- -2049-021-00	Dang Dennis H	1849 Shattuck Ave 403	\$120.83
057- -2120-001-00	David Brower Center	2150 Allston Way	\$9,069.43
057- -2049-020-00	Delbonta Matthew A & Bell Jennifer M	1849 Shattuck Ave 303	\$120.83
057- -2026-004-12	Dun Sherman S & Katherine Y Etal	2068 Center St	\$2,814.25
055- -1892-015-00	Durant Berkeley Partners Lp	2367 Shattuck Ave	\$2,226.18
055- -1892-016-00	Durant Berkeley Partners Lp	2349 Shattuck Ave	\$3,762.22
057- -2031-003-00	Dwf Vi Vmg Allston Llc	2161 Allston Way	\$14,237.82
055- -1893-005-03	Dwf Vi Vmg Stadium Llc	2310 Fulton St	\$12,934.72
055- -1890-012-01	Dwight Way Residential Property Owner Llc	2121 Dwight Way	\$15,909.79
057- -2024-004-00	East Bay Media Center	1939 Addison St	\$780.71
057- -2024-008-01	East End Investors Group Inc	1950 University Ave	\$5,233.34
055- -1892-013-01	Eastborough Properties Lp	2399 Shattuck Ave	\$6,741.44
057- -2053-003-01	Fifth Keil Co	1998 Shattuck Ave	\$6,656.06
057- -2053-003-02	Fifth Keil Co	1984 Shattuck Ave	\$1,440.51
055- -1894-006-00	Figueroa Josefina D & Xavier M	2017 Durant Ave	\$1,277.82
057- -2022-003-01	First Milvia Llc	2108 Milvia St	\$1,396.76
057- -2022-017-01	First Milvia Llc	2100 Milvia St	\$17,855.05
057- -2026-002-01	First Shattuck Llc	2150 Shattuck Ave	\$60,078.24
057- -2026-005-01	First Shattuck Llc	2043 Allston Way	\$7,216.51
057- -2026-012-03	First Shattuck Llc	2052 Center St	\$40,491.27

APN	Owner	Site Address	Parcel Assessment
057- -2028-002-00	Fu Jihwa & Ji H Trs	2270 Shattuck Ave	\$2,800.96
055- -1896-002-00	Fujikawa Mark A & Georgia Trs & Chun S R & Do Etal	2414 Shattuck Ave	\$466.86
057- -2049-040-00	Gedr Hillside Llc	2102 Delaware St	\$6,978.44
055- -1895-015-01	Genirberg Siblings Llc	2000 Durant Ave	\$6,186.83
057- -2049-022-00	Giebeler Persis A	1849 Shattuck Ave 204	\$120.83
057- -2049-026-00	Gilmour Susan R & Thomas S	1849 Shattuck Ave 305	\$120.83
055- -1825-015-02	Global Alliance For Progress Llc	2621 Shattuck Ave	\$9,711.42
055- -1825-019-00	Global Alliance For Progress Llc	2609 Shattuck Ave	\$4,319.71
057- -2034-009-00	Golden Ca Property 1 Llc	2017 Kala Bagai Way	\$2,306.64
055- -1892-014-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2375 Shattuck Ave	\$1,176.30
055- -1897-006-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2450 Shattuck Ave	\$5,637.29
057- -2024-021-01	Gordon John K & Mitchell Janis L Trs & Gordon Etal	1952 University Ave	\$5,731.15
057- -2025-005-02	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2024 Shattuck Ave	\$7,622.02
057- -2025-006-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2036 Shattuck Ave	\$10,911.47
057- -2025-019-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2058 University Ave	\$5,472.92
057- -2025-022-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2014 Shattuck Ave	\$2,133.54
057- -2029-011-00	Gordon John K & Mitchell Janis L Trs & Gordon Etal	2277 Shattuck Ave	\$2,999.67
057- -2025-004-00	Gordon John K & Mitchell Janis Trs & Gordon M Etal	2020 Shattuck Ave	\$3,873.24
057- -2030-011-00	Gordon John K & Mitchell Janis Trs & Gordon M Etal	2225 Shattuck Ave	\$1,388.33
057- -2053-004-02	Gordon John K & Mitchell Janis Trs & Gordon M Etal	2071 University Ave	\$3,436.62
057- -2049-029-00	Gottlieb Sharona D	1849 Shattuck Ave 306	\$120.83
057- -2024-015-03	Greenlining Institute	1916 University Ave	\$3,191.12
057- -2029-012-00	H Drake Corporation	2271 Shattuck Ave	\$3,312.79
055- -1821-028-00	Ha Yangwon K	2030 Blake Sta	\$334.42
057- -2016-027-02	Hadjian Simin & Payvand Etal	1840 University Ave	\$4,291.98
057- -2060-036-00	Hammond Lucia Tr	1801 University Ave 206	\$239.33
057- -2059-006-00	Han Chang S & Yoon J	1941 University Ave	\$2,403.84
057- -2060-043-00	Hart Elizabeth	1801 University Ave 308	\$239.33
057- -2027-002-02	Head Lama Tibetan Nyingma Meditation Center	2210 Harold Way	\$2,307.68
057- -2027-002-03	Head Lama Tibetan Nyingma Meditation Center	2018 Allston Way	\$7,728.24
057- -2027-004-00	Head Lama Tibetan Nyingmapa Meditation Center	2222 Harold Way	\$10,137.92
057- -2060-037-00	Hernandez Karyn L	1801 University Ave 306	\$239.33
057- -2031-006-00	Hirahara Family Limited Partnership	2187 Shattuck Ave	\$7,306.30
057- -2027-010-00	Hsr Berkeley Investments Llc	2060 Allston Way A	\$40,899.38
057- -2049-015-00	Hu Victoria L	1849 Shattuck Ave 401	\$120.83
057- -2059-010-00	Hultgren Robert P & Susan S Trs	1909 University Ave	\$1,941.80
057- -2049-019-00	Huynh Matthew & Regina Trs	1849 Shattuck Ave 203	\$120.83
057- -2032-015-00	Janta Realty Inc & Batra Manjul Tr	2100 Kala Bagai Way	\$2,018.47
055- -1894-002-00	Jindo Ventures Llc	2037 Durant Ave	\$5,162.19
057- -2053-001-00	Jlljar Llc	1950 Shattuck Ave	\$4,399.01
055- -1821-003-00	Johnston Stewart L	2558 Shattuck Ave	\$2,410.27
055- -1821-004-00	Johnston Stewart L	2576 Shattuck Ave	\$1,385.91
057- -2025-013-01	K & M 2000 University Llc	2000 University	\$12,871.01
057- -2032-011-00	K K & C Holdings Llc	2101 Kala Bagai Way	\$5,326.72
057- -2049-023-00	Kalofonos Angeliki & Maria S	1849 Shattuck Ave 304	\$120.83
057- -2025-016-00	Kam Yiu Lam & Shun To Lo Lam Lp	2042 University Ave	\$4,722.57

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057- -2060-006-00	Kami Barry G & Cathy J Trs	1813 University Ave	\$2,716.95
057- -2060-004-00	Kang Bu U & Jeong H Trs & Kang Phillip T	1823 University Ave	\$2,111.62
057- -2060-005-00	Kang Bu U & Jeong H Trs & Kang Phillip T	1821 University Ave	\$1,681.14
057- -2032-019-00	Kaplan Educational Centers Inc	2144 Kala Bagai Way	\$5,011.98
057- -2031-002-00	Kashani Nasser & Pamela L Trs	2171 Allston Way	\$12,712.64
057- -2060-031-00	Keas Mabel E	1801 University Ave 304	\$239.33
057- -2060-044-00	Kehret Joseph G	1801 University Ave 408	\$239.33
057- -2060-050-05	Kennedy Patrick C & Julie M Trs	1805 University Ave	\$127.62
057- -2060-050-06	Kennedy Patrick C & Julie M Trs	1807 University Ave	\$136.26
057- -2060-050-07	Kennedy Patrick C & Julie Trs	1807 University Ave A	\$40.40
057- -2049-034-00	Kho Eric L	1849 Shattuck Ave 208	\$120.83
057- -2053-005-00	KI2067 University Llc	2067 University Ave	\$9,250.33
057- -2060-003-00	Klatt Thomas E	1849 University Ave	\$2,520.20
057- -2030-012-00	Kooyman Steven P& Susan J Trs	2219 Shattuck Ave	\$3,244.07
057- -2049-016-00	Lai Roger Y	1849 Shattuck Ave 202	\$120.83
055- -1896-005-00	Lair Qozb Llc	2440 Shattuck Ave	\$9,389.19
055- -1893-015-01	Lakireddy Prasad R & Santi	2323 Shattuck Ave	\$5,750.42
057- -2024-018-01	Lakireddy Prasad R & Santi	1942 University Ave	\$7,100.98
055- -1897-002-00	Lakireddy Prasad R & Santi & Hanimireddy	2484 Shattuck Ave	\$11,569.62
057- -2059-008-00	Lam Pauline P Etal	1921 University Ave	\$1,600.75
057- -2023-012-00	Language Studies Inc	2015 Center St	\$5,668.38
057- -2025-001-00	Lauson Llc	2000 Shattuck Ave	\$8,822.98
057- -2024-011-00	Lee Sang H & Chung Eunjung	1915 Addison St	\$2,652.64
057- -2049-017-00	Lhakey Pema	1849 Shattuck Ave 302	\$120.83
057- -2060-022-00	Lin Diana M Tr	1801 University Ave 301	\$239.33
057- -2060-024-00	Lin Diana M Tr	1801 University Ave 202	\$239.33
057- -2026-004-05	Lmp Shattuck Property Owner Llc	2190 Shattuck Ave	\$24,100.73
057- -2034-010-00	Lore Bca 2120 L P	2015 Kala Bagai Way	\$20,408.03
057- -2060-032-00	Lyon David	1801 University Ave 404	\$239.33
057- -2031-004-00	Magnes Museum Foundation	2121 Allston Way	\$8,259.25
057- -2053-012-00	Mahrat Abdul & Reem Trs	1949 Milvia St	\$3,452.35
057- -2025-010-01	Maia Holdings Llc	2001 Addison St	\$14,342.58
057- -2060-034-00	Mak Kwan & Lishan	1801 University Ave 305	\$239.33
057- -2050-005-00	Malin Robert O Inc	1848 Shattuck Ave	\$1,593.72
057- -2049-014-00	Mamin Adrienne & Mamin Harry J & Marjorie Trs	1849 Shattuck Ave 301	\$120.83
057- -2060-025-00	Mao Yuli	1801 University Ave 302	\$239.33
057- -2031-005-00	Martin David J & Reid B Etal	2115 Allston Way	\$2,915.39
057- -2051-053-00	Martin Reid & John	1912 Shattuck Ave	\$961.66
057- -2031-007-00	Martin Reid B & David R Etal	2181 Shattuck Ave	\$3,312.47
057- -2051-004-00	Martin Reid B & David R Etal	1920 Shattuck Ave	\$1,266.33
057- -2046-008-04	Mcref Achenson Llc	2125 University Ave	\$49,309.36
057- -2046-011-01	Mcref Achenson Llc	1987 Shattuck Ave	\$22,092.08
057- -2046-009-00	Mcref Bachenheimer Llc	2119 University Ave	\$15,197.58
057- -2049-036-00	Mejia Cesar A	1849 Shattuck Ave 408	\$120.83
057- -2123-001-00	Mevlanarumi Llc	2025 Kala Bagai Way	\$7,201.14
057- -2033-001-01	Mgm Shattuck Llc	2000 Kala Bagai Way	\$11,051.50
057- -2023-016-01	Milvia Berkeley Llc	0 Milvia St	\$2,353.64

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055- -1822-002-01	Mmp Chestnut Llc	2506 Shattuck Ave	\$1,625.67
057- -2016-002-00	Moaven Saghi Tr	2054 M L King Jr Way	\$464.37
057- -2051-006-01	Moran Everett S Jr & Catharine Trs	1936 Shattuck Ave	\$3,000.53
055- -1821-001-01	Natural Green Corporation	2550 Shattuck Ave	\$5,638.90
057- -2051-005-00	Nineteen Hundred Twenty Six Shattuck Investors	1926 Shattuck Ave	\$1,222.52
057- -2049-031-00	Niramol Chitrcharatn 2016 Living Trust	1849 Shattuck Ave 207	\$120.83
057- -2049-032-00	Nisen Frederick P	1849 Shattuck Ave 307	\$120.83
057- -2024-014-00	Norcal Properties Llc	1900 University Ave	\$5,015.38
057- -2016-024-01	Ohay Philip L & Barbara L Trs	1824 University Ave	\$4,176.22
057- -2034-006-00	Okada Bros Inc	2037 Kala Bagai Way	\$9,659.93
057- -2120-002-00	Oxford Commercial Llc	2200 Fulton St C	\$11,452.47
057- -2121-001-00	Oxford Plaza Lp	2175 Kittredge St	\$30,226.15
057- -2016-018-01	P P M&B Berkeley Llc	1800 University Ave	\$3,414.73
055- -1893-019-00	P T & T Co 279-1-12-6	0 Durant Ave	\$21,627.71
055- -1893-020-00	P T & T Co 279-1-1-4	0 Bancroft Way	\$1,306.32
055- -1820-001-01	Parkershattuck Owner Llc	2600 Shattuck Ave	\$27,452.95
055- -1821-005-00	Parkershattuck Owner Llc	2598 Shattuck Ave	\$5,642.12
057- -2028-004-00	Pasand Courtyard Llc	2276 Shattuck Ave	\$15,088.12
057- -2060-048-00	Pathmarajah Canagaratnam Tr	1801 University Ave 210	\$239.33
057- -2029-014-00	Peleg Yoram & Barbara L Trs & Weil Ben	2124 Kittredge St	\$3,999.66
057- -2022-005-01	Peralta Community College District	2118 Milvia St	\$6,590.29
057- -2026-010-00	Peralta Community College District	2016 Center St	\$1,801.43
057- -2026-014-00	Peralta Community College District	2048 Center St	\$34,169.97
055- -1894-003-01	Persian Center	2029 Durant Ave	\$1,303.68
057- -2025-021-00	Reddy Hanumandla J & Hanumandla J Trs	2066 University Ave	\$7,388.03
057- -2053-006-00	Reddy Hanumandla J & Hanumandla J Trs	2057 University Ave	\$7,772.75
057- -2046-002-00	Regency 2120 Berkeley Way Llc	2120 Berkeley Way	\$10,848.73
055- -1891-014-01	Regents Of The University Of California	2401 Shattuck Ave	\$8,629.70
057- -2029-007-02	Regents Of The University Of California	2113 Bancroft Way	\$6,014.39
057- -2029-009-00	Regents Of The University Of California	2105 Bancroft Way	\$15,062.19
057- -2032-014-01	Regents Of The University Of California	2120 Oxford St	\$18,817.69
057- -2034-003-00	Regents Of The University Of California	0 Addison St	\$1,019.89
057- -2034-004-00	Regents Of The University Of California	2123 Addison St	\$337.75
057- -2034-011-00	Regents Of The University Of California	2138 University Ave	\$978.87
057- -2034-012-00	Regents Of The University Of California	2154 University Ave	\$2,553.42
057- -2034-014-02	Regents Of The University Of California	2199 Addison St	\$92.57
057- -2034-014-03	Regents Of The University Of California	2199 Addison St	\$9,291.89
057- -2045-006-01	Regents Of The University Of California	1950 Oxford St	\$90,499.79
057- -2047-004-00	Regents Of The University Of California	1900 Oxford St	\$51,069.17
057- -2054-012-01	Regents Of The University Of California	1995 University Ave	\$22,423.97
057- -2023-023-00	Rilco Addison Llc	2030 Addison St	\$14,722.15
057- -2023-024-00	Rilco Addison Llc	2040 Addison St	\$6,314.40
057- -2023-025-00	Ruegg & Ellsworth	2072 Addison St	\$16,715.52
057- -2049-033-00	Ryu David J & Wu Christina L Trs	1849 Shattuck Ave 407	\$120.83
055- -1895-018-01	Satellite First Communities L P	2020 Durant Ave	\$3,724.07
057- -2049-028-00	Schirle Ann M Tr	1849 Shattuck Ave 206	\$120.83
055- -1893-016-00	Segerberg Kenneth Tr	2301 Shattuck Ave	\$3,053.99

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057- -2024-016-02	Severy Michelle A Tr & Aaronia Michael Jr Tr	1926 University Ave	\$763.85
057- -2022-009-02	Shamszad Sasha G & Merideth B Trs	2105 M L King Jr Way	\$3,397.45
057- -2022-013-04	Shamszad Sasha G & Merideth B Trs	1900 Addison St	\$5,147.12
057- -2024-002-02	Shamszad Sasha G & Merideth B Trs	2020 Milvia St	\$11,473.95
057- -2033-003-00	Shamszad Sasha G & Merideth B Trs	2021 Shattuck Ave	\$9,060.59
057- -2049-024-00	Sharma Gauri Tr	1849 Shattuck Ave 404	\$120.83
055- -1891-013-01	Shattuck Senior Homes Associates	2421 Shattuck Ave	\$1,984.96
055- -1897-001-03	Shattuck Wicks Partnership Ltd	2480 Shattuck Ave	\$3,591.59
055- -1822-006-00	Shen Tsui Y & Wu Yeu B	2530 Shattuck Ave	\$2,089.92
057- -2060-038-00	Shoji Joseph	1801 University Ave 406	\$239.33
057- -2016-022-00	Shree Laxmi Llc	1822 University Ave	\$4,601.88
057- -2053-014-02	Shrimatis Limited Inc	2011 University Ave	\$2,915.06
057- -2060-045-00	Sikaffy Amal	1801 University Ave 209	\$239.33
057- -2049-013-00	Song Jia Y	1849 Shattuck Ave 201	\$120.83
055- -1824-016-00	Southwick Timothy K & Susan E Trs	2555 Shattuck Ave	\$1,721.54
055- -1892-018-01	Southwick Timothy K & Susan E Trs	2110 Durant Ave	\$3,918.97
055- -1896-001-00	Southwick Timothy K & Susan E Trs	2410 Shattuck Ave	\$4,466.63
057- -2060-002-00	Southwick Timothy Sr & Susan Trs	1865 University Ave	\$3,776.28
057- -2023-017-01	Sterling Berkeley Addison L P	2101 Milvia St	\$8,988.01
057- -2030-002-00	Sterling Berkeley Allston Lp	2116 Allston Way	\$24,874.12
055- -1890-013-02	Sterling Berkeley Haste Lp	2451 Shattuck Ave	\$17,299.51
057- -2047-002-01	Sterling Berkeley Oxford Lp	1910 Oxford St	\$7,377.36
057- -2025-014-00	Sterling Berkeley University Ave Lp	2004 University Ave	\$9,467.45
057- -2024-001-02	Stonefire Partners Llc	1974 University Ave	\$20,160.17
055- -1823-011-01	Sutter Bay Hospitals	2104 Dwight Way	\$3,892.39
057- -2060-035-00	Swanson Linda L	1801 University Ave 405	\$239.33
057- -2049-025-00	Sweeney Zephyr & Dennis A	1849 Shattuck Ave 205	\$120.83
057- -2060-042-00	Szabo Marshika L	1801 University Ave 208	\$239.33
057- -2053-008-01	Talai Mohammad E & Kokab S Trs & Kashani Mans	2035 University Ave	\$7,145.52
057- -2060-033-00	Tavakolizadeh Mehdi	1801 University Ave 205	\$239.33
055- -1824-014-00	Thallaug Kirsten Tr & Thallaug Haakon E	2105 Parker St	\$5,204.00
057- -2060-027-00	Thevanayagam Sabanayagam & Vasuki Etal	1801 University Ave 203	\$239.33
057- -2060-049-00	Thomas Herb Tr	1801 University Ave 310	\$239.33
057- -2049-018-00	Tiphane Bibiane Tr	1849 Shattuck Ave 402	\$120.83
057- -2051-051-00	Tipping Zeniada L Tr	1900 Shattuck Ave	\$2,381.87
057- -2051-052-00	Tipping Zeniada L Tr	1908 Shattuck Ave	\$1,240.41
057- -2053-007-00	Trilink Real Estate Investment & Development Inc	2041 University Ave	\$9,863.18
057- -2025-015-00	U C Studios Lp	2018 University Ave	\$16,603.49
057- -20270-05-00	United States Postal Service	0 Milvia St	\$15,687.63
057- -2060-047-00	Vajjrael Muralli & Rajalakshmi Hema	1801 University Ave 409	\$239.33
057- -2024-012-00	Vedensky Properties Llc	1911 Addison St	\$3,401.27
055- -1893-018-00	Vero Properties Llc	2126 Bancroft Way	\$1,316.99
057- -2051-007-00	Vinland Property Invetment Llc	2053 Berkeley Way	\$1,503.06
057- -2060-039-00	Wagele Nicholas	1801 University Ave 207	\$239.33
057- -2028-012-00	Wander Robert H & Ingrid	2235 Milvia St	\$845.90
057- -2030-009-00	Wise Stanley & Wise Addington L Jr Heirs Of E Etal	2115 Kittredge St	\$8,736.44
055- -1822-001-00	Wong Franklin & Pui T Etal	2500 Shattuck Ave	\$2,250.25

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057- -2060-029-00	Wong Mei L & Kuochen	1801 University Ave 403	\$239.33
057- -2031-010-00	Wu Shu F Tr	2124 Center St	\$4,523.16
057- -2049-027-00	Yang Judy C Tr & Yang Lucinda Etal	1849 Shattuck Ave 405	\$120.83
057- -2034-005-00	Yaniv Gershon Tr & Nevo Dalia Tr	2119 Addison St	\$7,096.60
057- -2059-011-00	Yearwood Ines L & Kahlil & Rodriguez R U Trs Etal	1901 University Ave	\$2,012.08
057- -2053-011-00	Yee David	2017 University Ave	\$4,504.68
057- -2060-021-00	Yeh Jeng R & Yang Chingmei Trs	1801 University Ave 201	\$239.33
057- -2029-010-02	Young James C & Eddie Jr	2281 Shattuck Ave	\$1,262.88
057- -2029-010-01	Young James C & Young Eddie Jr	2283 Shattuck Ave	\$945.86
057- -2022-018-00	Young Mens Christian Association Of The East Bay	2109 M L King Jr Way	\$2,508.98
057- -2026-015-00	Young Mens Christian Association Of The East Bay	2001 Allston Way	\$25,378.05
057- -2049-035-00	Yu David T & Lisa L Trs	1849 Shattuck Ave 308	\$120.83
055- -1893-001-00	Yu Inn N Tr	2190 Bancroft Way	\$2,641.59
055- -1822-004-00	Yu Wah Y & Rui C Trs	2520 Shattuck Ave	\$964.67
057- -2059-009-00	Z & L Pm Llc	1915 University Ave	\$1,933.96
057- -2023-002-00	Zac Enterprise Llc	2116 Shattuck Ave	\$1,769.85
TOTAL:			\$2,668,086.26

Attachment A

**Downtown Berkeley
Business Improvement District**

**Draft
Engineer's Report**

**Berkeley, California
December 2025**

***Prepared by:*
Kristin Lowell Inc.**

*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
And Article XIID of the California Constitution
to create a property-based business improvement district*

TABLE OF CONTENTS

ENGINEER'S STATEMENT	1
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ENGINEER'S REPORT:

SECTION A: Legislative and Judicial Review	2
SECTION B: Improvements and Activities	4
SECTION C: Benefitting Parcels	5
SECTION D: Proportional Benefits	6
SECTION E: Special and General Benefits	9
SECTION F: Cost Estimate	13
SECTION G: Apportionment Method	14

ENGINEER'S STATEMENT

This Report is prepared pursuant to Article XIID of the California State Constitution (Proposition 218) and the State of California Property and Business Improvement District Law of 1994 as amended.

The Downtown Berkeley Property Based Business Improvement District ("PBID") will provide activities either currently not provided or are above and beyond what the City of Berkeley provides. These activities will specially benefit each individual assessable parcel in the PBID. Every individual assessed parcel within the PBID receives special benefit from the activities identified under Section B of this Report. Only those individual assessed parcels within the PBID receive the special benefit of these proposed activities.

The duration of the proposed PBID is ten (10) years, commencing January 1, 2027, and ending December 31, 2036. An estimated budget for the PBID improvements and activities is set forth in Section D. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association. Assessment increases must stay between 0% and 5% in any given year. Funding for the PBID improvements and activities shall be derived from a property-based assessment of each specially benefitted parcel in the PBID. A detailed description of the methodology for determining the proportional special benefit each individual assessable parcel receives from the service and the assessment for each parcel is set forth in Section F.

I hereby certify to the best of my professional knowledge that each of the identified assessable parcels located within the PBID will receive a special benefit over and above the benefits conferred to those parcels outside of the PBID boundary and to the public at large and that the amount of the proposed special assessment is proportional to, and no greater than the special benefits received.

Respectfully submitted,



Terrance E. Lowell, P.E.

SECTION A: LEGISLATIVE AND JUDICIAL REVIEW

Property and Business Improvement District Law of 1994

The Property and Business Improvement District Law of 1994 (the “State Law”) is the legislation that authorizes the City to levy assessments upon real property for the purposes of providing improvements and activities that specially benefit each individual assessed parcel in the PBID. The purpose of the PBID is to encourage commerce, investment, and business activities. To meet these goals PBIDs typically fund activities and improvements, such as enhanced safety and cleaning. Unlike other assessment districts which fund the construction of public capital improvements or maintenance thereof, PBIDs provide activities and improvements “to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.” (Streets and Highways Code Section 36601(b)). The improvements and activities funded through the PBID are over and above those already provided by the City within the PBID’s boundaries. Each of the PBID activities or improvements is intended to increase building occupancy and lease rates, to encourage new business development, attract businesses that benefit the parcels, and improve the economic vitality of parcels.

Specifically, the State Law defines “Improvements” and “Activities” as follows:

“Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years...”¹

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district:

- (a) Promotion of public events.*
- (b) Furnishing of music in any public place within the district.*
- (c) Promotion of tourism within the district.*
- (d) Marketing and economic development, including retail retention and recruitment.*
- (e) Providing safety, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.*
- (f) Other services provided for the purpose of conferring special benefit upon assessed real property or specific benefits upon assessed businesses located in the district.²*

As of July 19, 2022, the State Law, Section 36615.5 (b), was amended to further define special benefit as it relates to the improvements and activities these districts provide. Specifically, the amendment states: “Special benefit also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.”³

¹ California Streets and Highways Code, Section 36610.

² California Streets and Highways Code, Section 36606.

³ California Streets and Highways Code, Section 36615.5(b)

Article XIID of the State Constitution

In 1996, California voters approved Proposition 218, codified in part as Article XIID of the State Constitution. Among other requirements, Article XIID changes the way local agencies enact local taxes and levy assessments on real property. Section 4 of Article XIID states, in relevant part, that:

(a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

(b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.⁴

Section 2(i) of Article XIID States in relevant part:

"Special benefit" means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."⁵

Judicial Guidance

Since the enactment of Article XIID, the courts have rendered opinions regarding various aspects of Article XIID. The notable portion of a case that applies to PBIDs in particular is noted below.

"The engineer's report describes the services to be provided by the PBID [i.e. the PBID]; (1) security, (2) streetscape maintenance (e.g., street sweeping, gutter cleaning, graffiti removal), and (3) marketing, promotion, and special events. They are all services over and above those already provided by the City within the boundaries of the PBID. And they are particular and distinct benefits to be provided only to the properties within the PBID, not to the public at large—they 'affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share.'"⁶

The contents of this Engineer's Report are prepared in compliance with the above noted authorizing State Law, the State Constitution and the judicial opinion.

⁴ Section 4(a), Article XIID of the State Constitution.

⁵ Section 2(i), Article XIID of the State Constitution.

⁶ *Dahms v. Downtown Pomona Property and Business Improvement District* (2009) 174 Cal.App. 4th 708, 722.

SECTION B: IMPROVEMENTS AND ACTIVITIES

Informed by a participatory strategic planning process that included extensive community outreach (including stakeholder roundtables with property, business owners, residents, and neighbors; online surveys; and meetings with the DBA Board of Directors), the PBID priorities continue to be, and will expand upon, Clean, Safe and Beautiful activities, as well as Marketing, Activation, Economic Development, Management and Operations. Specifically, the PBID shall provide the activities described in greater detail in Section 3 of this Management District Plan: District Improvement and Activity Plan.

SECTION C: BENEFITTING PARCELS

PBID Boundary Description and Benefit Zones

The description and map of the PBID district boundary and benefit zones is described in detail in Section 2 of this Management District Plan.

SECTION D: PROPORTIONAL BENEFITS

Methodology

Pursuant to Streets and Highways Code section 36622(k)(2), the PBID must “separate the general benefits, if any, from the special benefits conferred on the assessed parcels” and must ensure that “only special benefits are financed with assessment revenues.”

In accordance with this requirement, the Downtown Berkeley PBID has identified and quantified the reasonably estimated general benefits associated with PBID improvements and activities. These general benefits have been expressly removed from the assessment budget and will be funded by sources other than assessment revenues.

The PBID’s remaining budget funds only special benefits, defined as the particular and distinct benefits provided exclusively to parcels within the District and not shared by property outside the District boundary. Each parcel’s assessment is therefore proportionate to, and no greater than, the special benefit received, consistent with the requirements of the California Constitution, Article XIII D (Proposition 218) and Streets and Highways Code section 36622(k)(2).

To comply with Section 36622(k)(2), all improvements and activities have been carefully evaluated to determine the share of services that provide general benefit to the public at large, and that portion—calculated at 2.0% of the total PBID budget—has been deducted from the assessment budget and will be funded separately from non-assessment sources.

Determining the proportionate special benefit among the parcels of real property within the proposed assessment district, which benefits from the proposed improvements, services, and activities is the result of a four-step process:

1. Defining the proposed activities,
2. Determining which parcels specially benefit from the proposed activities,
3. Determining the amount of special benefit each parcel receives,
4. Determining the proportional special benefit a parcel receives in relation to the amount of special benefit all other parcels in the PBID receive.

Each identified parcel within the PBID will be assessed based upon each parcel’s unique characteristics in relationship to all other specially benefitted parcels’ characteristics. Due to the proportionate special benefits received by each parcel from the PBID services, each parcel will be assessed a rate which is commensurate with the number of special benefits received.

Special Benefit Factor

The method used to determine proportional special benefits are measured by each parcel’s lot square footage plus building square footage. Each parcel’s proportional lot size and building square footage represents each parcel’s proportional special benefit compared to other parcels within each respective benefit zone. Lot square footage is relevant to the best use of a property and will reflect the long term special benefit implications of the improvement district. Building square footage is relevant to the interim use of a property and is utilized to measure short and mid-term impacts. Together, these land use factors serve as the basic unit of measure to calculate how much special benefit each parcel receives in relationship to the district as a whole. This is the basis then to proportionately allocate the cost of the special benefits to each assessed parcel.

The PBID improvements and activities are designed to provide special benefits to the mix of land uses found within the district, i.e. commercial, office, retail, residential, and publicly owned. Each parcel's building square footage or lot square footage is the best unit of measure to convey the special benefits of the PBID services, as the intent of these services is to improve the safety and cleanliness of each individual parcel, to increase building occupancy and lease rates, to encourage new business development and attract ancillary businesses and services for parcels within the PBID. The most equitable way to determine each parcel's proportionate special benefit from the PBID services is to relate each individual parcel's Building Square Footage plus Lot Square Footage to the Building Square Footage plus Lot Square Footage of all other parcels in the PBID.

Lot Square Footage Defined. Lot square footage is defined as the total amount of area within the borders of the parcel. The borders of a parcel are defined on the County Assessor parcel maps.

Building Square Footage Defined. Building square footage is defined as gross building square footage as determined by the outside measurements of a building.

Each one of these land use factors represents the Benefit Units allocated to each specially benefitted parcel. The total number of assessable Benefit Units in the PBID by Benefit Zone are:

Benefit Zone	Assessable Units
	Lot + Building SF
Premium Zone	
Commercial	6,208,030
Residential	2,630,490
Tax Exempt & Government	3,600,390
Total Premium Zone	12,438,910
Standard Zone	
Commercial	2,165,251
Residential	1,888,365
Tax Exempt & Government	1,840,319
Total Standard Zone	5,893,935
TOTAL:	18,332,845

Parcel Use Consideration

The methodology provides the following treatments for property used exclusively for residential, nonprofit and government, and parking structures:

- **Treatment of Residential Property:** Residential uses will fully benefit from the Clean, Safe and Beautiful services and will pay a full share of these services; however, Economic Development services will not benefit residential uses, and the residential rate is adjusted accordingly. The residential building square footage portion of commercial and mixed-use parcels will be subject to the adjusted residential assessment rate.

- **Assessment Policy on Nonprofit & Governmental Properties:** Properties that are exempt from property tax, including educational and governmental institutions, and nonprofit organizations (e.g. faith-based, low income housing, cultural, community services, etc.), will not benefit from increased commercial activity resulting from PBID services and thereby will receive reduced benefits from PBID services. An owner of real property located within the PBID boundaries may reduce their assessment if ALL the following conditions are met:
 6. The property owner is a nonprofit corporation that has obtained federal tax exemption under Internal Revenue Code section 501c3 or California franchise tax-exemption under the Revenue and Taxation Code Section 23701d.
 7. The class or category of real property has been granted an exemption, in whole or in part, from real property taxation.
 8. The nonprofit or governmental property owner occupies a majority of building square footage within the subject property.
 9. The property owner makes the request in writing to the City of Berkeley prior to the submission of the PBID assessment rolls to the Alameda County Assessor (to accommodate periodic changes in ownership or use, on or before July 1 of each year), accompanied by documentation of the tax-exempt status of the property owner and the class or category of real property.
 10. The City of Berkeley may verify the documentation of tax-exempt status and classification of the property for assessment purposes prior to submitting the assessments to the County Assessor.

If ALL of these conditions are met, the amount of the PBID assessment to be levied will be for three-quarters (75%) of the Clean, Safe and Beautiful services. In addition, these parcels will not benefit from the Economic Development services and thus will not be assessed for these services.

Treatment of Parking Structures: Parking structures receive different levels of benefit from PBID improvements and services based upon their use and ownership. Parking structures will be subject to one of the following methodologies:

- c. Parking structure square footage that is integrated within and/or dedicated to a building, has the same ownership as the building, and the building has uses in addition to parking where parking is just an ancillary use, does not receive benefit from the PBID services and therefore square footage of the parking structure will not be assessed.
- d. Stand-alone parking structures that are not ancillary to a building will receive the full benefit from PBID improvements and activities and will be assessed at standard assessment rates.

Change in Land Use: If at any time a parcel changes its land use that parcel then will be subject to the assessment methodology for the new land use. As a result, the PBID may experience the addition or subtraction of assessable lot or building square footage for parcels included and assessed within the PBID boundaries. The modification of land use of assessed parcels within the PBID may then change upwards or downwards the amount of total lot and building square footage assessment for these parcels. In future years, the assessments for the special benefits bestowed upon individual assessed parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report, provided the assessment formula does not change.

SECTION E: SPECIAL and GENERAL BENEFITS

Special Benefit Defined

PBID Law, Article XIID of the State Constitution, and judicial opinions require that assessments be levied according to the estimated special benefit each assessed parcel receives from the activities and improvements. Article XIID Section 4(a) of the California Constitution in part states that “only special benefits are assessable,” which requires that we separate the general benefits, if any, from the special benefits provided by the proposed activities and improvements.

As of January 1, 2015, the State Legislature amended the PBID Law to clarify and define both special benefit and general benefit as they relate to the improvements and activities these districts provide. Specifically, the amendment (Section 36615.5 of the Streets and Highways Code) defines special benefit as follows: “‘Special benefit’ means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed.”

In addition, the amendment (Section 36609.5 of the Streets and Highways Code) defines general benefit as follows: “‘General benefit’ means, for purposes of a property-based district, any benefit that is not a ‘special benefit’ as defined in Section 36615.5.”

Furthermore, the amendment (Section 36601(h)(2)) states: “Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.”

Special Benefit Analysis

As required by Streets and Highways Code section 36622(l), this Management District Plan must state the total amount of all special benefits that will be financed with assessment revenues.

For the Downtown Berkeley PBID, the total amount of special benefits conferred on the assessed parcels and funded by PBID assessments for the first year of operation is \$2,668,086. This amount represents the net special benefit budget, after deducting all general benefit costs in accordance with Streets and Highways Code section 36622(k)(2). Only this \$2,668,086 amount is financed through property-based assessments, and it reflects the cost of improvements and activities that provide direct, particular, and distinct special benefits to the assessed parcels within the PBID.

General benefit costs have been identified, quantified, separated, and removed from the assessment budget consistent with Streets and Highways Code section 36622(k)(2); therefore, the stated amount of \$2,668,086 represents only special-benefit expenditures.

All special benefits derived from the assessments outlined in this Management District Plan are for property-related activities that directly benefit each individual assessed parcel. A special benefit must provide an advantage or enhancement to a parcel that is particular and distinct from benefits enjoyed by non-assessed parcels, other parcels in general, or the public at large. No parcel's assessment shall exceed the reasonable cost of the proportional special benefit received.

Streets and Highways Code section 36601(e) states that "Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits: (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied. (2) Job creation. (3) Business attraction. (4) Business retention. (5) Economic growth. (6) New investments."

The PBID's goal is to fund improvements and activities that create a cleaner and safer environment, as outlined in Section B. Improving the economic vitality of the District includes enhancing the safety and cleanliness of each specially benefitted parcel to increase commerce, strengthen building occupancy and lease rates, and attract more customers, employees, tenants, and investors.

Each parcel will specially benefit from:

- Cleaner sidewalks, streets and common areas
- Real and perceived public safety improvements
- Greater pedestrian traffic
- Enhanced rental incomes
- Improved business climate
- New business and investment
- Well managed PBID programs and services

Specifically, each parcel benefits from each of the PBID activities as defined below.

Clean, Safe and Beautiful

Keeping Downtown Berkeley safe, clean, and welcoming is the top priority for local property and business owners. People who live, work, and visit the area want to feel comfortable and secure. The cleaning activities specially benefit each assessed parcel within the PBID by providing a clean and aesthetically appealing environment. The PBID will fund daily maintenance and security crews to help keep Downtown Berkeley clean and safe.

These efforts will help make each property more attractive, encourage more visitors, and bring new business investment to the corridor. A clean, safe, and well-maintained downtown benefits everyone — from small businesses and nonprofits to residents and customers.

The Clean, Safe and Beautiful activities are expected to provide special benefits to the assessed parcels in a variety of ways. For example:

- Security Ambassadors: Regular patrols by security personnel to deter crime and ensure safety.
- Cleaning/Hospitality Ambassadors: Sidewalk cleaning, pressure washing, trash collection, graffiti removal, bulky item collection, and landscaping.

- Homeless Outreach Ambassador: Engage with the unhoused community and connect them with critical resources.
- Beautification and Placemaking: Cosmetic enhancements that improve the appearance and walkability within the PBID.

These enhanced activities make the area more attractive for businesses, customers, residents, and ultimately private investment. When business location decisions are made, "lower levels of public safety lead to increased uncertainty in decision making and can be perceived as a signal of a socio-institutional environment unfavorable for investment. Uncertainty affects the investment environment in general. But in particular, it increases the fear of physical damage to investment assets (or to people) or their returns...Almost universally, places with lower crime rates are perceived as more desirable".⁷ Once economic investment occurs within the district, pedestrian traffic and commercial activity will increase. The special benefit to assessed parcels from these services is the likelihood of increased lease rates and tenant occupancy due to the increase of commercial activity, and an increase in customers that follow from having a safer and more welcoming environment.

Marketing and Economic Development

The myriad of the marketing and economic development activities will specially benefit each assessed parcel by providing business support and innovation, and marketing efforts to enhance Downtown's image as a unique arts and cultural destination. This generates customer traffic which directly relates to increases in commercial activity including residential serving businesses, filling of vacant storefronts and offices, and ultimately increased lease rates for retail and office space.

Management

The PBID requires a professional staff to properly manage programs, communicate with stakeholders, advocate with City departments, and provide leadership. Each parcel will specially benefit from the PBID executive staff that will ensure that the PBID activities are provided and deployed to assessed parcels and will provide leadership to represent the community with one clear voice.

Special Benefit Conclusion

Based on the distinct special benefits that each assessed parcel receives from the PBID-funded activities, all proposed activities and improvements are determined to provide special benefits directly to the parcels within the district. Each parcel's assessment is proportionate to, and does not exceed, the reasonable cost of the special benefits conferred. Accordingly, each proposed PBID activity and improvement confers special benefits to the assessed parcels, and each parcel's assessment bears a direct relationship to the proportional special benefits it receives.

⁷ "Accelerating economic growth and vitality through smarter public safety management" IBM Global Business Services Executive Report, September 2012, pg. 2

General Benefit Defined

As required by the State Constitution Article XIID Section 4(a), the general benefits of an assessment district must be quantified and separated out so that the cost of the activities that are attributed to general benefit are deducted from the cost assessed against each specially benefitted parcel. General benefits are benefits from the PBID activities and improvements that are not special in nature, are not particular and distinct and are not over and above the benefits that other parcels receive.

General Benefit Analysis

The PBID improvements and activities are designed to provide service only to those parcels that are within the district boundary. As discussed above, these activities are determined to provide special benefits only to the assessed parcels. If there is any general benefit to property located in the district or to the public at large, it is incidental to providing special benefits to the assessed parcels. However, it is conceivable that there may be some general benefit that is not quantifiable, and it is judicious to allocate a portion of the budget to acknowledge this.

For the purposes of the PBID, we assigned 2.0%, or \$58,351 of the total budget to general benefit. This portion of the budget will need to be funded from sources other than the special assessments.

SECTION F: COST ESTIMATE

2027 Operating Budget

The PBID's operating budget takes into consideration:

1. The improvements and activities needed to provide special benefits to each individual parcel within the PBID boundary (Section B),
2. The parcels that specially benefit from said improvements and activities (Section C), and
3. The costs associated with the special and general benefits conferred (Section E).

EXPENDITURES	TOTAL BUDGET	% of Budget
Clean, Safe and Beautiful	\$2,234,962	76.60%
Marketing and Activation	\$438,672	15.04%
Management and Contingency	\$243,903	8.36%
Total Expenditures	\$2,917,537	100.00%
REVENUES		
PBID Assessments	\$2,668,086	91.45%
General Benefit	\$58,351	2.00%
Other Revenues (1)	\$191,100	6.55%
Total Revenues	\$2,917,537	100.00%

Budget Notations

The cost of providing programs and services may vary depending on the market cost for those programs and services. Expenditures may require adjustment up or down to continue the intended level of programs and services. The Board of Directors of the Owner's Association shall have the right to reallocate up to 10% by line item of the budget allocation within the budgeted categories. Any change will be approved by the Owners' Association Board of Directors and submitted within its annual planning report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays 100% of the special benefit received based on the level of benefit received. Any annual budget surplus, including those created through cost saving measures, labor vacancies, unexpected reductions in expenses caused by one-time events or unanticipated increases to income, will be rolled into the following year's budget. The carryover funds will be applied to the same budget line-item as the line-item that was the source of the carryover funds. The budget will be set accordingly, within the constraints of the Management District Plan, to adjust for surpluses that are carried forward to ensure that the District is spending these funds in a timely manner and is complying with applicable State laws and City policies. The estimated budget surplus amount will be included in the Annual Planning Report each year. District funds may be used for renewal. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

Bond Issuance

The District will not issue bonds.

SECTION G: APPORTIONMENT METHOD

Assessment Methodology

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of an improvement or the cleaning and operation expenses of an improvement or the cost of the property service being provided. Due to the proportionate special benefits received by these individual parcels from the District services, these parcels will be assessed a rate which is proportionate to the amount of special benefits received.

As previously discussed above in Section D, the methodology for allocating the cost of the special benefits is allocated to Lot plus Building Lot Square Footage. The table below indicates the assessable footage for each respective of the benefit zone.

Benefit Zone	Assessable Units
	Lot + Building SF
Premium Zone	
Commercial	6,208,030
Residential	2,630,490
Tax Exempt & Government	3,600,390
Total Premium Zone	12,438,910
Standard Zone	
Commercial	2,165,251
Residential	1,888,365
Tax Exempt & Government	1,840,319
Total Standard Zone	5,893,935
TOTAL:	18,332,845

Calculation of Assessments

Based on the assessment budget, benefit zone, land use type, and assessable benefit units, all of which are discussed above, the following tables illustrate the maximum first year annual assessment per assessable benefit unit. Note, assessment rates are rounded off to the fourth decimal place and a parcel's assessment may vary slightly when calculated using the assessment rates below.

Benefit Zone Adjustments: The assessments are adjusted to reflect anticipated service frequencies within each of two benefit zones:

- The Premium Zone, which includes the core of the PBID, provides a higher frequency of environmental enhancements.
- The Standard Zone, which includes areas on the periphery to the north, west and south, including the South Shattuck sub-area, offers a lower frequency of environmental enhancements.
- Commercial properties in both service areas will equally benefit from marketing, activation and economic development enhancements.

The resulting assessment calculation by service and benefit zone follows:

Assessment by Service	Per Sq.Ft. of Lot + Building
Clean, Safe and Beautiful: Premium Zone	\$ 0.2463
Clean, Safe and Beautiful: Standard Zone	\$ 0.1232
Marketing and Activation (commercial only)	\$ 0.0778

Assessments rates by Benefit Zone and land use type will not exceed the following amounts during the first year of the renewed PBID:

Assessment Rates	Per Sq.Ft. of Lot + Building
Premium – Commercial	0.3241
Premium – Residential	0.2463
Premium - Tax Exempt/Govt	0.1848
Standard – Commercial	0.2010
Standard – Residential	0.1232
Standard - Tax Exempt/Govt	0.0924

Public Property Assessments

There are publicly owned parcels in the PBID, all of which are identified as assessable and receive special benefit from the PBID services. All publicly owned parcels will pay their proportional share of costs based on the special benefits conferred to those individual parcels. Article XIID of the California Constitution was added in November 1996 and provides for these assessments. It specifically states in Section 4(a) that “Parcels within a district that are owned or used by any agency...shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.”

Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the Management District Plan to adjust for surpluses that are carried forward. Funds from an expired District shall be rolled over into the new District if one is established or returned to the property owners if one is not established, in accordance with the Streets and Highways Code section 36671.

The cost of providing improvements and activities may vary depending on the market cost for those improvements and activities. Expenditures may require adjustment up or down to continue the intended level of improvements and activities. The Owners' Association shall have the right to reallocate up to 15% between categories of the budget. Any change will be approved by the Owners' Association Board of Directors and submitted to the City of Berkeley within its annual report, pursuant to Section 36650 of the California Streets and Highways Code. The overall budget shall remain consistent with this Management District Plan. Each assessed parcel pays 100% of the special benefit received based on the square footage of the parcel.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable lot size for parcels included and assessed within the District boundaries. Changes in lot square footage or use of parcel will be reflected in the following fiscal year.

In future years of the PBID term, the assessments amount for the special benefits bestowed upon the included PBID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan, provided the assessment rate does not change. If the assessment formula changes, then State Law Section 36636 shall be followed.

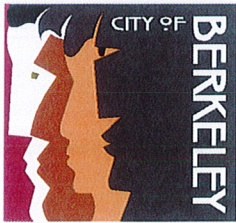
Assessment Appeal Procedure

Property owners may appeal assessments that they believe are inaccurate. Appeals must be in writing, stating the grounds for appeal and filed with the Owners Association prior to April 1 of each year. Appeals shall be limited to the current assessment year. Any appeal not filed by April 1 shall not be valid. In any case appeals will only be considered for the current year and will not be considered for prior years.

Attachment B

**Downtown Berkeley
Business Improvement District**

**Baseline Services Agreement
with the City of Berkeley**



City Manager's Office

September 10, 2025

Mr. John Caner
Chief Executive Officer
Downtown Berkeley Association
2230 Shattuck Avenue# C
Berkeley, CA 94704

Dear Mr. Caner:

The City of Berkeley is supportive of Downtown Berkeley Association (DBA)'s work to reestablish the Property-Based Business Improvement District (PBID) in the Downtown area. We understand that reestablishing the PBID would ensure the resources available for Downtown revitalization and build the capacity of the DBA/City partnership in promoting a safe, clean and economically vital Downtown.

The City has historically provided a set of base level services in the Downtown area, as outlined in the attached document. Each relevant City department and division was asked to describe their services and staff is committed to continuing to deliver these services in a consistent and professional way into the future subject to funding availability. As the economy continues to fluctuate there may be times when monetary constraints cause the City to reduce budgets affecting base level services.

If you have any questions, please feel free to contact me or David White for further discussion or clarification.

Sincerely,

Paul Buddenhagen
City Manager

cc: David White, Deputy City Manager
Eleanor Hollander, Economic Development Manager

2025
City Of Berkeley Baseline Services
in the Downtown Property-Based Business Improvement District Area

The Downtown Baseline Services listed below are provided by the City Manager's Office, Department of Public Works, the Police Department, the Department of Parks, Recreation and Waterfront, the Office of Economic Development, and the Department of Health, Housing and Community Services. From time to time, the City may need to adjust the level of Downtown Baseline Services due to resource constraints and staffing availability. Also, funding for portions of these services comes through non-City grant sources and may be subject to budget pressures outside of City control.

Department of Public Works (PW)

PW provides the following services within the Downtown PBID boundaries:

Sidewalk Pressure Washing: Staff pressure washes five days per week within the following areas: University Avenue between Martin Luther King Jr. Way and Oxford Street; Shattuck Avenue between University Avenue and Bancroft Way. (Pressure washing for health and safety concerns).

Street Mechanical Sweeping: Staff mechanically sweep five nights per week in the following Downtown areas: University Avenue, Shattuck Avenue, Addison Street, Center Street, Allston Way, Oxford Street, Milvia Street and Martin Luther King Jr. Way.

Public Trash Receptacle Maintenance: Public trash receptacles are emptied daily. Repair of trash receptacles are scheduled as needed and generally within two weeks.

Street and Traffic Signal Maintenance: Street lights are re-lamped or replaced as needed and via regular preventative maintenance. Traffic signals undergo annual inspection and are repaired and maintained as needed. Reports of maintenance activities can be provided upon request.

Sidewalk Sweeping: Staff are assigned to sweep three (3) days per week between 7:30 AM and 11:00 AM on Shattuck Avenue between Hearst Avenue and Dwight Way; University Avenue between Martin Luther King Jr. Way and Oxford Street and Allston Way between Milvia Street and Shattuck Avenue; Center Street between Milvia Street and Center Street and Addison Street between Milvia Street and Shattuck Avenue.

Additional Sidewalk Sweeping or pressure washing: Staff are assigned to sweep or wash as scheduled as overtime funding becomes available for special events, holiday fairs and football games.

Public Graffiti Removal: Public areas are scheduled for weekly graffiti removal once per week performed by Public Works staff. Graffiti on public property service requests are

generally responded to within seven (7) working days. If PW staffing levels are unable to perform this work, PW will provide DBA with graffiti removal supplies at the City's cost.

Curb Painting and Sign Maintenance: Maintenance of curb and street markings is scheduled for renewal every eighteen (18) months or as needed when markings are no longer legible. Public traffic, warning or informational signs are scheduled for repair or replacement as needed. Service calls of this nature are generally handled within two weeks.

Hand-sweeping (Downtown Streets Team): Sweeping services are scheduled Sunday through Saturday for 70hrs. Ongoing service is subject to funding availability for Downtown Streets Team.

Illegal Dumping and Unattended Property Removal: Illegal dumping within the public-right of way is handled in two basic ways either Public Works staff removes the dumping, or the responsible party is located, and the responsible party removes it. Public Works is generally able to remove illegally dumped items within three business days.

Parking Services: Parking garages and maintenance of metered areas (pay stations).

Storm System Maintenance: Semi-annual cleaning of storm systems in commercial areas.

Sewer Maintenance: Sewer Maintenance 24-hour service.

Street Signage: As resources allow, replacement of street signage that is no longer legible or visible.

Protest or Demonstration Assistance: At the request of BPD, PW staff assists with traffic and pedestrian control for protest demonstrations and emergency board-ups.

Commercial Business Emergency Board-ups: PW staff will perform emergency board-ups during extreme weather or other emergencies adequate to ensure public safety. Otherwise, private property owners bear the responsibility to make vandalism repairs to secure against breaches. Request for this service from PW is directed at the request of BPD.

Berkeley Police Department

Community Services Bureau – Bicycle Officers and Area Coordinator

The Community Services Bureau (CSB) of the Berkeley Police Department is composed of the Area Coordinators and the Bicycle Team. One Area Coordinator is assigned specifically to the Downtown area, serving as a liaison to both businesses as well as residents. This role focuses on identifying and addressing ongoing public safety concerns using a problem-oriented policing framework emphasizing collaborative, tailored interventions that serve the community and the individual.

The Bicycle Team currently includes one (1) sergeant and five (5) officers. Their primary

responsibility is to provide patrol coverage in the city's business districts and other areas identified as high-priority based on community concerns and department data. While their core focus remains in retail districts, this team also functions as the Department's most flexible resource. As such, they are regularly tasked with supporting search warrant operations, assisting with community events, and filling unstaffed patrol beats. Like the Area Coordinator, the Bicycle Team applies a problem-solving approach to policing, prioritizing long-term, community-based solutions to locations that are part of the DBA.

Patrol Beat Coverage – Downtown Business District

The Department is committed to maintaining regular patrol coverage across all designated beats, including those in the Downtown Business District, which spans four patrol beats under the current configuration. This coverage ensures a consistent presence in the Downtown area, with four officers assigned during peak hours and two officers maintaining visibility during early morning hours. Staffing levels currently support the following schedule for DBA-related beats:

Monday – Thursday:

- Two officers on duty from 1:30 AM to 11:00 AM
- Four officers on duty from 11:00 AM to 1:30 AM the following morning

Friday – Sunday:

- Two officers on duty from 1:00 AM to 12:30 PM
- Four officers on duty from 12:30 PM to 1:00 AM the following morning

While the Department is committed to sustaining this level of service, actual deployment is dependent on staffing availability and cannot always be guaranteed

Department of Parks, Recreation and Waterfront

Within Downtown PBID boundaries the Parks Division maintains at least 860 trees, Civic Center Park, the Old City Hall landscape, and all the traffic medians, parking bay strips and other planters. Exceptions to this maintenance include bioswales; planter areas adopted by DBA, property owners; tree wells and designated areas for art installations. They provide the following specific services:

Landscape Maintenance Gardener Unit: This unit performs routine and responsive maintenance activities including, but not limited to the following:

1. As needed graffiti abatement;
2. Mowing, edging, and trimming;
3. Weed abatement;
4. Removal of unattended property; and
5. Collection of litter and debris in Civic Center Park, Old City Hall Park, 2180 Curtilage and the medians and all associated maintenance.

Urban Forestry Unit: This unit plants new trees in empty tree wells and elsewhere in Downtown (resources permitting), removes dead and diseased trees, prunes trees and roots,

responds to emergency calls (e.g., fallen trees and branches), and provides other maintenance as needed.

Building and Facilities Maintenance Unit: This unit oversees the maintenance of site furnishings such as benches and the upkeep of hardscape surfaces within Civic Center Park and the Old City Hall Park grounds. Responsibilities also include irrigation system maintenance, graffiti removal, and the repair of damage resulting from vandalism within both park areas and the associated traffic medians.

Office of Economic Development

The Office of Economic Development (OED) provides a range of services to Downtown businesses, cultural institutions, property owners and potential investors. OED staff provide permit assistance, site location assistance, marketing assistance and access to economic data. OED staff also work closely with the Downtown Berkeley Association and provide staffing support for the Downtown PBID Owners' Association Board.

Department of Health Housing and Community Services

Mobile Crisis Team: Mobile Crisis Team provides Downtown and City-wide crisis intervention services to persons needing assistance with a mental health crisis and respond to other requests for crisis assistance. Mobile Crisis Team services are provided where people are located at the time they need services.

Homeless Outreach: Homeless Outreach services, provided by community agency partners with whom the Department contracts, are available to persons who are homeless and wanting assistance with securing community resources. These services are designed to assist people who are having difficulty using housing, financial, medical, and social services resources.

Housing and Homeless Services Programs: The City contracts with community agency partners to provide homeless people in Downtown with a range of services including showers, case management and access to emergency, transitional and permanent housing opportunities. (See below for additional City Homeless Outreach / Home Response Team resources.)

City Manager's Office, Neighborhood Services Division

Homeless Outreach/Homeless Response Team: Homeless Outreach services are available to persons who are homeless and wanting assistance with securing community resources. These services are designed to assist people who are having difficulty using housing, financial, medical, and social services resources. The Homeless Response Team prioritizes health and safety issues and unavoidable operational impacts when triaging requests for outreach across the City.

Code Enforcement Unit: This unit enforces the Berkeley Municipal Code against a wide range of Municipal Code violations in the Downtown, and coordinates with other departments to enforce other code violations (Fire, Building, Zoning, etc.) as needed. The enforcement activities of this unit are typically complaint-driven.